

**MEETING AGENDA**  
**CITY OF POCATELLO**  
**POCATELLO DEVELOPMENT AUTHORITY**  
MAY 20, 2026 – 11:00 AM  
COUNCIL CHAMBERS | 911 N 7TH AVENUE

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

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

1. **CALL MEETING 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 April 15, 2026, and approve the minutes as presented.
3. **ACTION ITEM: MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.** The Board may wish to approve the monthly financial report, expenses and reimbursements.
4. **ACTION ITEM: APPROVE AND EXECUTE ALL PERTINENT ICCU ACCOUNT CHANGE FORM DOCUMENTS.** The Board may wish to approve and execute all pertinent ICCU account change form documents.
5. **ACTION ITEM: APPROVE AND EXECUTE THE LOCAL GOVERNMENT INVESTMENT POOL (LGIP) CONTACT INFORMATION CHANGE FORM.** The Board may wish to approve and execute the LGIP Contact Information Change Form.
6. **ACTION ITEM: REVIEW THE POCATELLO REGIONAL AIRPORT (PRA) BUSINESS PARK MASTER PLAN, ECONOMIC FEASIBILITY, AND INFRASTRUCTURE ANALYSIS DRAFT RFP AND THEN AUTHORIZE STAFF TO DISTRIBUTE THE RFP WITH CHANGES.** The Board may wish to review the PRA Business Park Master Plan, Economic Feasibility, and Infrastructure Analysis RP and authorize staff to distribute with RFP with changes.
7. **ACTION ITEM: LEX DEVELOPMENT IS REQUESTING AN OWNER PARTICIPATION AGREEMENT (OPA) FOR \$200,000.00 IN THE NORTH PORTNEUF DISTRICT FOR IDAHO POWER SUBSTATION POWER AND INTERMOUNTAIN GAS COMPANY NATURAL GAS ASSESSMENT STUDIES FOR AN AI DATA CENTER.** The Board many wish to review, discuss, and approve the request by LEX Development for \$200,000.00 for an Idaho Power Substation Power Assessment to upgrade power services in the North Portneuf District for an AI Data Center. If approved, direct Agency Counsel to create an OPA with LEX Development for the next PDA meeting.
8. **ACTION ITEM: LEX DEVELOPMENT IS REQUESTING AN OWNER PARTICIPATION AGREEMENT (OPA) IN THE NORTH PORTNEUF DISTRICT FOR CONCRETE REMOVAL FOR \$500,000.00.** The Board many wish to review, discuss, and approve the request by LEX Development for \$500,000.00 to clean up concrete in the North Portneuf District for an AI Data Center. If approved, direct Agency Counsel to create an OPA with LEX Development for the next PDA meeting.
9. **DISCUSSION ABOUT RECORDING PDA MEETINGS.** The Board may wish to discuss recording PDA meetings and associated budgeting costs.
10. **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.
11. **ADJOURN MEETING.**



# Action Item 2

# MEETING MINUTES

## POCATELLO DEVELOPMENT AUTHORITY (PDA)

APRIL 15, 2026 | 11:00 AM

POCATELLO CITY HALL COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE, POCATELLO

### 1. CALL TO ORDER AND DISCLOSURE OF CONFLICTS OF INTEREST.

**Villarreal** called the meeting to order at 11:00 AM. No conflicts were disclosed.

**Members present:** Mayor Mark Dahlquist, Jeff Hough, Kirk Lepchenske, Brent Nichols, Fred Parrish, Nathan Richardson, Scott Turner, David Villarreal. and Ruby Walsh. **Others present:** Executive Director Brent McLane, Treasurer Thane Sparks, Secretary Aceline McCulla, PDA Project Manager Merril Quayle, City of Pocatello CFO Rich Morgan, City of Pocatello City Attorney Jared Johnson, City of Pocatello PW Director Tom Kirkman, and other visitors.

### 2. APPROVE MINUTES.

The Board may wish to waive the oral reading of the PDA Board of Commissioners' meeting minutes held March 18, 2026, and to approve the minutes as presented.

It was moved by **K. Lepchenske** and seconded by **J. Hough** to approve the PDA Board of Commissioners meeting minutes held March 18, 2026 as presented. Those in favor: M. Dahlquist, J. Hough, K. Lepchenske, B. Nichols, F. Parrish, N. Richardson, S. Turner, D. Villarreal, and R. Walsh. Unanimous. Motion carried.

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

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

It was moved by **J. Hough** and seconded by **S. Turner** to approve the financial report, expenses and reimbursements as presented. Those in favor: M. Dahlquist, J. Hough, K. Lepchenske, B. Nichols, F. Parrish, N. Richardson, S. Turner, and R. Walsh. Those against: none. Unanimous. Motion carried.

### 4. Historic Downtown Pocatello (HDP) Urban Renewal Area (URA) Plan Eligibility Study Update.

The Board may wish to hear an update by Consultant Brad Cramer on the eligibility study for the HDP Plan.

Brad Cramer, Consultant, presented an update on the HDP Plan Eligibility Study. Commissioners ensured in discussion with Cramer. Cramer identified possible projects that would be viable to improve revenue in the Historic Downtown Pocatello District. The Board directed Cramer to move forward to find a surveyor to create the boundary map and the legal description for the HDP Plan.

It was moved by **S. Turner** and seconded by **K. Lepchenske** to authorize Brad Cramer to find a surveyor to create a boundary map and legal description for the eligibility study through Cramer's task order. Those in favor: M. Dahlquist, J. Hough, K. Lepchenske, B. Nichols, F. Parrish, N. Richardson, S. Turner, D. Villarreal, and R. Walsh. Unanimous. Motion carried.

**5. UNION PACIFIC RAILROAD (UPRR) AGREEMENT FOR PRELIMINARY ENGINEERING SERVICES.** The Board may wish to review, approve with changes, and authorize the Chair or Vice Chair to execute the UPRR Agreement.

**McLane** explained that Meghan submitted to change the 30-day remit of payment to 60 days, and that the PDA will reimburse the UPRR, and the UPRR will pay their contracted engineer. **Kirkman** stated that agreement estimate is usually higher than what is bid. **Hough** asked if the Board may add a not to exceed price, and remove the open-ended amount. **Kirkman** stated the UPRR usually does not allow a not to exceed price in their contracts. **Kirkman** stated this is the cost of working with the UPRR.

It was moved by **J. Hough** and seconded by **K. Lepchenske** to approve the UPRR Preliminary Engineering Services Agreement with the changes made by agency counsel. **McCulla** noted to amend to authorize the Chair to sign all pertinent documents to the UPRR Preliminary Engineering Services Agreement following review by agency counsel.

It was moved by **J. Hough** and seconded by **K. Lepchenske** for a friendly amendment to approve the UPRR Preliminary Engineering Services Agreement with changes by the Board, and to authorize the Chair to sign all pertinent documents related

to the UPRR Preliminary Engineering Services Agreement following review by agency counsel. Those in favor: M. Dahlquist, J. Hough, K. Lepchenske, B. Nichols, F. Parrish, N. Richardson, S. Turner, D. Villarreal, and R. Walsh. Unanimous. Motion carried.

**6. MONARCH BUILDING DEMOLITION: STATON COMPANIES SCOPE OF WORK AND FEES.** The Board may wish to review, negotiate rates, approve and or provide direction to staff and Agency Legal Team for next steps of an agreement with Staton Companies for May.

**McLane** explained the Staton Companies proposal of scope of work (SOW) and fees for the Monarch Building Demolition. Agency counsel recommended minor changes and asked that overhead fees be reduced. The first picture with the chimney shows the chimney attached to the Monarch and it needs to be removed.

Discussion ensued between the Board and McLane on the bid. Filling in the basement hole is a safety measure, and if someone wants to dig it out later, it would be easy. **Dahlquist** asked that staff spoke with the contractor and got their input to save some of the bricks. **McLane** noted the PDA does not own property to store bricks, and there is liability of storing bricks, and expense to save bricks. The Monarch name itself was created by using individual bricks, not a slab stone with a carved name of sorts. **Dahlquist** noted that no bids were submitted in the RFP quest process, and Station Companies was the most qualified and had the most experience with this type of demolition project.

It was moved by **R. Walsh** and seconded by **M. Dahlquist** to approve the Staton Companies Scope of Work and Fee Proposal and authorize agency legal team to complete negotiations with Staton Companies and bring the agreement to the May meeting for approval. Those in favor: M. Dahlquist, J. Hough, K. Lepchenske, B. Nichols, F. Parrish, N. Richardson, S. Turner, D. Villarreal, and R. Walsh. Unanimous. Motion carried.

**7. APPROVE APPOINTMENT OF RICH MORGAN AS AGENCY TREASURER.** The Board may wish to approve the appointment of Rich Morgan as the Agency Treasurer effective April 16, 2026.

**McLane** introduced Rich Morgan, current CFO of the City of Pocatello, for approval by the Board to be the Treasurer for the PDA, who is qualified for this position. Sparks will be missed, and best wishes for his next chapter with his family.

**Hough** asked if hiring another private Treasurer instead of a City Employee as we are two separate entities. **Villarreal** noted that this may be a good fit if the Board wishes to proceed. The Board may wish to utilize Morgan until, if they would like to advertise for a private Treasurer with Urban Renewal Agency experience.

It was moved by **F. Parrish** and seconded by **J. Hough** to appoint Rich Morgan as the interim agency treasurer effective April 15, 2026, until a successor may be appointed. Those in favor: M. Dahlquist, J. Hough, K. Lepchenske, B. Nichols, F. Parrish, N. Richardson, S. Turner, D. Villarreal, and R. Walsh. Unanimous. Motion carried.

#### **8. 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 one had anything to report.

#### **9. ADJOURN REGULAR MEETING.**

With no further business, **Villarreal** adjourned the meeting at 12:01 PM.

Submitted by:

Aceline McCulla, Secretary

Approved on:



# Action Item 3

**Pocatello Development Authority  
Monthly Finance Report  
May 20, 2026  
Fiscal Year 2026**

**Expenditure Approvals:**

**Checks to be ratified:**

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

Vendor	Check #	Amount
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*Board Approval*

Perspective Planning	2126	3,315.00	Invoice #1116
Elam & Burk	2127	3,282.50	invoice# 221811, 221812, 221813, 221814
MBQ Engineering	2128	1,230.00	Invoice# 26-006, 26-007, 26-008, 26-009
ICCU	dbt26-5	110.92	Jimmy Johns
City of Pocatello	2129	10,411.86	Reimbursement for Admin Jan, Feb, Mar 2026

**Cash Balances as of May 20, 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>	1,174,858.79		284,373.64		1,444,074.05		137,204.18		210,944.96		24,505.00		3,275,960.62	
<b>Income</b>														
Administrative fees	171,360	-	-	-	-	-	-	-	-	-	-	-	171,360	0.00
Property taxes	-	-	530,000	365,153.61	122,000	94,944.45	81,600	87,218.29	980,000	489,028.08	-	-	1,713,600	1,036,344.43
Interest income	90,000	61,118.87	-	-	-	-	-	-	-	14.43	-	-	90,000	61,133.30
Other Income		150,000.00	-	-	-	-	-	-	-	-	-	-		150,000.00
Transfer In	-	-	-	-	-	-	-	-	-	-	25,000	-	25,000	0.00
<b>Total Income</b>	<b>261,360</b>	<b>211,118.87</b>	<b>530,000</b>	<b>365,153.61</b>	<b>122,000</b>	<b>94,944.45</b>	<b>81,600</b>	<b>87,218.29</b>	<b>980,000</b>	<b>489,042.51</b>	<b>25,000</b>	<b>0.00</b>	<b>1,999,960</b>	<b>1,247,477.73</b>
<b>Expense</b>														
Administrative expense	-	-	53,000	-	12,200	-	8,160	-	98,000	-	-	-	171,360	0.00
Luncheon costs	2,500	1,649.78	-	-	-	-	-	-	-	-	-	-	2,500	1,649.78
Office expenses	500	3,090.17	-	-	-	-	-	-	-	-	-	-	500	3,090.17
Dues and memberships	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Insurance	12,500	1,415.00	-	-	-	-	-	-	-	-	-	-	12,500	1,415.00
City admin charges	20,000	20,017.64	-	-	-	-	-	-	-	-	-	-	20,000	20,017.64
Professional services	150,000	72,923.94	-	-	-	990.00	-	-	-	300.00	25,000	495.00	175,000	74,708.94
Reimbursement - district imp.	-	-	-	-	-	-	-	-	1,078,000	700,000.50	-	-	1,078,000	700,000.50
Planned development projects	-	-	-	-	510,000	120,400.00	-	-	-	-	-	-	510,000	120,400.00
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>99,096.53</b>	<b>750,000</b>	<b>290,887.00</b>	<b>1,292,000</b>	<b>121,390.00</b>	<b>134,600</b>	<b>65,000.00</b>	<b>1,176,000</b>	<b>700,300.50</b>	<b>25,000</b>	<b>495.00</b>	<b>4,638,960</b>	<b>1,277,169.03</b>

# INVOICE

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

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



## PDA:PDA Task Order 3 Historic Downtown Economic Feasibility Study

**Bill to**  
PDA  
911 N 7th  
Pocatello, ID 83201

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

### Invoice details

Invoice no.: 1116  
Terms: Net 30  
Invoice date: 05/01/2026  
Due date: 05/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/01/2026	Econ Feasibility		2	\$170.00	\$340.00
2.	04/14/2026	Econ Feasibility		0.5	\$170.00	\$85.00
3.	04/15/2026	Econ Feasibility		2.5	\$170.00	\$425.00
4.	04/20/2026	Econ Feasibility		3.5	\$170.00	\$595.00
5.	04/21/2026	Econ Feasibility		6	\$170.00	\$1,020.00
6.	04/22/2026	Econ Feasibility		5	\$170.00	\$850.00

**Total** **\$3,315.00**

### Ways to pay



[View and pay](#)

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



April 30, 2026

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

Invoice No. 221811  
Client No. 9212  
Matter No. 2  
Billing Attorney: MSC

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### INVOICE SUMMARY

For Professional Services Rendered from April 7, 2026 through April 30, 2026.

**RE: Hoku Property Disposition**

Total Professional Services	\$ 917.50
Total Costs Advanced	<u>    \$ .00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 917.50</b>

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



April 30, 2026

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

Invoice No. 221812  
Client No. 9212  
Matter No. 3  
Billing Attorney: MSC

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### INVOICE SUMMARY

For Professional Services Rendered from April 2, 2026 through April 30, 2026.

**RE: Special Counsel General**

Total Professional Services	\$ 1,127.50
Total Costs Advanced	<u>    \$ .00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 1,127.50</b>

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



April 30, 2026

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

Invoice No. 221813  
Client No. 9212  
Matter No. 7  
Billing Attorney: MSC

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### INVOICE SUMMARY

For Professional Services Rendered from April 1, 2026 through April 30, 2026.

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

Total Professional Services	\$ 495.00
Total Costs Advanced	<u>    \$ .00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 495.00</b>

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



April 30, 2026

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

Invoice No. 221814  
Client No. 9212  
Matter No. 8  
Billing Attorney: MSC

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### INVOICE SUMMARY

For Professional Services Rendered from April 7, 2026 through April 30, 2026.

**RE: Historic Downtown Plan**

Total Professional Services	\$ 742.50
Total Costs Advanced	<u>    \$ .00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 742.50</b>





# MBQ Engineering



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

# INVOICE

INVOICE #                      DATE

26-008                              5.11.2026

CUSTOMER ID                      TERMS

PDA                                      6.11.2026

## BILL TO

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

**North Portneuf District (NP) Task Order 2 (TO2)**  
Professional Services from 2.28.2026 to 5.11.2026

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
3.7.2026 NP Dist. reviewed Keller Associates Pay App #6			-
invoice 0255048 Overpass 30% design	0.5	120.00	60.00
3.16.2026 NP Dist. Reviewed and marked up the draft concept			-
report in preparation for 3.18.2026 meeting	1	120.00	120.00
3.16.2026 NP Dist. Sent email to Lance Kippen w/ Olsson,			-
UPRR representative for agreement document.	0.5	120.00	60.00
3.18.2026 NP Dist. Regular meeting discussed draft concept			-
report submitted by Keller Associates.	1	120.00	120.00
4.9.2026 NP Dist. Review Keller Associates pay App #7			-
and sent memo for PDA Board agenda.	0.5	120.00	60.00
4.29.2026 NP Dist. Sent out emails to property owners, provided			-
bridge/road alignment adjacent to proposed bridge.	1	120.00	120.00
5.6.2026 NP Dist. Meeting with Keller Assoc., Property Owners, Brent			-
McLane to discussion and update on bridge alignment chosen.	1	120.00	120.00
			-

*Thank you for your business!*

SUBTOTAL	660.00
TAX RATE	0.000%
TAX	-
<b>TOTAL</b>	<b>\$ 660.00</b>

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



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Project selection

From project . . . . . : PDA001                      To project . . . . . : PDA001

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

Description begins with :

Description contains . :

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

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

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

Sequence options

OPTION: 3 Project

Project options

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

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

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

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

Account selection

From fiscal year . . . . . : 2026                      To fiscal year . . . . . : 2026

From account . . . . . : 001-0000-400.00-00                      To account . . . . . : 999-9999-999.99-99

Type . . . . . : S (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 . . . . . : 04 of 2026                      To period . . . . . : 06 of 2026

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

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE	ENCUMBERED	BALANCE
							TRANS AMT	TRANS	ENCUMBERED	FISC YR PERIOD
01-0200-414.31-03			POSTAGE			.00	166.82	166.82	.00	166.82-
							TRANSACTION TOTAL:	.00	.00	
01-0200-414.40-20			CENTRAL COPIER			.00	801.39	801.39	.00	801.39-
AP	7172496	03/30/2026	MAILROOM COPIER MAR26	001214	23953	DEX IMAGING(PREV VALLEY	97.15	97.15	.00	2026 06
AP	7171736	02/13/2026	MAILROOM COPIER DEC25	008721	23953	DEX IMAGING(PREV VALLEY	31.30	31.30	.00	2026 05
AP	7171736	02/13/2026	MAILROOM COPIER FEB26	008735	23953	DEX IMAGING(PREV VALLEY	14.70	14.70	.00	2026 05
							TRANSACTION TOTAL:	143.15	.00	
01-0600-415.10-01			PERS.-EXEMPT, FULL			.00	5,570.72	5,570.72	.00	5,570.72-
AJ		03/31/2026	ADJ 400PR			ADJ PR LINE NOT A PDA E	434.08-	434.08-	.00	2026 06
AJ		03/27/2026	PR0327			PAYROLL SUMMARY	336.88	336.88	.00	2026 06
AJ		03/13/2026	PR0313			PAYROLL SUMMARY	183.75	183.75	.00	2026 06
AJ		02/27/2026	PR0227			PAYROLL SUMMARY	214.38	214.38	.00	2026 05
AJ		02/13/2026	PR0213			PAYROLL SUMMARY	153.13	153.13	.00	2026 05
AJ		01/30/2026	PR0130			PAYROLL SUMMARY	183.75	183.75	.00	2026 04
AJ		01/16/2026	PR0116			PAYROLL SUMMARY	183.76	183.76	.00	2026 04
AJ		01/02/2026	PR0102			PAYROLL SUMMARY	1,412.18	1,412.18	.00	2026 04
							TRANSACTION TOTAL:	2,233.75	.00	
01-0600-415.10-02			PERS.-NONEXEMPT, FU			.00	9,096.38	9,096.38	.00	9,096.38-
AJ		03/27/2026	PR0327			PAYROLL SUMMARY	806.86	806.86	.00	2026 06
AJ		03/13/2026	PR0313			PAYROLL SUMMARY	1,041.58	1,041.58	.00	2026 06
AJ		02/27/2026	PR0227			PAYROLL SUMMARY	1,408.34	1,408.34	.00	2026 05
AJ		02/13/2026	PR0213			PAYROLL SUMMARY	814.20	814.20	.00	2026 05
AJ		01/30/2026	PR0130			PAYROLL SUMMARY	330.09	330.09	.00	2026 04
AJ		01/16/2026	PR0116			PAYROLL SUMMARY	190.72	190.72	.00	2026 04
AJ		01/02/2026	PR0102			PAYROLL SUMMARY	293.40	293.40	.00	2026 04
							TRANSACTION TOTAL:	4,885.19	.00	
01-0600-415.21-01			MEDICAL			.00	2,985.81	2,985.81	.00	2,985.81-
AJ		03/31/2026	FY26 P6			ADJ PR LINES NOT PDA EX	114.31-	114.31-	.00	2026 06

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE TRANS AMT	ENCUMBERED TRANS ENCUMBERED	FISC YR	BALANCE PERIOD
AJ		03/27/2026	PR0327			PAYROLL SUMMARY		210.43	.00	2026	06
AJ		03/13/2026	PR0313			PAYROLL SUMMARY		225.76	.00	2026	06
AJ		02/27/2026	PR0227			PAYROLL SUMMARY		289.93	.00	2026	05
AJ		02/13/2026	PR0213			PAYROLL SUMMARY		180.63	.00	2026	05
AJ		01/30/2026	PR0130			PAYROLL SUMMARY		98.13	.00	2026	04
AJ		01/02/2026	PR0102			PAYROLL SUMMARY		421.55	.00	2026	04
TRANSACTION TOTAL:								1,312.12	.00		
-----											
01-0600-415.21-02 LIFE						.00	3.14	3.14	.00		3.14-
AJ		03/31/2026	FY26 P6			ADJ PR LINES NOT PDA EX		.12-	.00	2026	06
AJ		03/27/2026	PR0327			PAYROLL SUMMARY		.45	.00	2026	06
AJ		02/27/2026	PR0227			PAYROLL SUMMARY		.72	.00	2026	05
AJ		01/30/2026	PR0130			PAYROLL SUMMARY		.20	.00	2026	04
TRANSACTION TOTAL:								1.25	.00		
-----											
01-0600-415.21-03 DENTAL						.00	97.49	97.49	.00		97.49-
AJ		03/31/2026	FY26 P6			ADJ PR LINES NOT PDA EX		2.97-	.00	2026	06
AJ		03/27/2026	PR0327			PAYROLL SUMMARY		6.86	.00	2026	06
AJ		03/13/2026	PR0313			PAYROLL SUMMARY		7.79	.00	2026	06
AJ		02/27/2026	PR0227			PAYROLL SUMMARY		10.07	.00	2026	05
AJ		02/13/2026	PR0213			PAYROLL SUMMARY		6.22	.00	2026	05
AJ		01/30/2026	PR0130			PAYROLL SUMMARY		3.13	.00	2026	04
AJ		01/02/2026	PR0102			PAYROLL SUMMARY		13.12	.00	2026	04
TRANSACTION TOTAL:								44.22	.00		
-----											
01-0600-415.21-04 VISION						.00	13.77	13.77	.00		13.77-
AJ		03/31/2026	FY26 P6			ADJ PR LINES NOT PDA EX		.40-	.00	2026	06
AJ		03/31/2026	FY26 P6			ADJ PR LINES NOT PDA EX		5.48-	.00	2026	06
AJ		03/27/2026	PR0327			PAYROLL SUMMARY		1.47	.00	2026	06
AJ		03/13/2026	PR0313			PAYROLL SUMMARY		1.82	.00	2026	06

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE TRANS AMT	ENCUMBERED TRANS ENCUMBERED	FISC YR	BALANCE PERIOD
AJ		02/27/2026	PR0227			PAYROLL SUMMARY		2.36	.00	2026	05
AJ		02/13/2026	PR0213			PAYROLL SUMMARY		1.44	.00	2026	05
AJ		01/30/2026	PR0130			PAYROLL SUMMARY		.65	.00	2026	04
AJ		01/02/2026	PR0102			PAYROLL SUMMARY		2.00	.00	2026	04
TRANSACTION TOTAL:								3.86	.00		
-----											
01-0600-415.21-05		EAP				.00	8.40	8.40	.00		8.40-
AJ		03/13/2026	PR0313			PAYROLL SUMMARY		1.69	.00	2026	06
AJ		02/13/2026	PR0213			PAYROLL SUMMARY		1.35	.00	2026	05
AJ		01/02/2026	PR0102			PAYROLL SUMMARY		1.85	.00	2026	04
TRANSACTION TOTAL:								4.89	.00		
-----											
01-0600-415.22-00		WORKERS COMPENSATI				.00	62.30	62.30	.00		62.30-
AJ		03/27/2026	PR0327			PAYROLL SUMMARY		1.26	.00	2026	06
AJ		03/13/2026	PR0313			PAYROLL SUMMARY		1.37	.00	2026	06
AJ		02/27/2026	PR0227			PAYROLL SUMMARY		1.80	.00	2026	05
AJ		02/13/2026	PR0213			PAYROLL SUMMARY		1.08	.00	2026	05
AJ		01/30/2026	PR0130			PAYROLL SUMMARY		.57	.00	2026	04
AJ		01/16/2026	PR0116			PAYROLL SUMMARY		.42	.00	2026	04
AJ		01/02/2026	PR0102			PAYROLL SUMMARY		16.16	.00	2026	04
TRANSACTION TOTAL:								22.66	.00		
-----											
01-0600-415.24-03		PERSI				.00	1,761.63	1,761.63	.00		1,761.63-
AJ		03/31/2026	FY26 P6			ADJ PR LINES NOT PDA EX		53.11-	.00	2026	06
AJ		03/27/2026	PR0327			PAYROLL SUMMARY		136.83	.00	2026	06
AJ		03/13/2026	PR0313			PAYROLL SUMMARY		146.79	.00	2026	06
AJ		02/27/2026	PR0227			PAYROLL SUMMARY		194.12	.00	2026	05
AJ		02/13/2026	PR0213			PAYROLL SUMMARY		115.90	.00	2026	05
AJ		01/30/2026	PR0130			PAYROLL SUMMARY		61.46	.00	2026	04
AJ		01/16/2026	PR0116			PAYROLL SUMMARY		44.78	.00	2026	04

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE	ENCUMBERED	BALANCE
							TRANS AMT	TRANS	ENCUMBERED	FISC YR PERIOD
AJ		01/02/2026	PR0102			PAYROLL SUMMARY	206.31		.00	2026 04
						TRANSACTION TOTAL:	853.08		.00	
-----										
01-0600-415.24-04			MEDICAL SAVINGS			.00	808.51	808.51	.00	808.51-
AJ		03/31/2026	FY26 P6			ADJ PR LINES NOT PDA EX	5.00-		.00	2026 06
AJ		03/27/2026	PR0327			PAYROLL SUMMARY	18.51		.00	2026 06
AJ		03/13/2026	PR0313			PAYROLL SUMMARY	23.49		.00	2026 06
AJ		02/27/2026	PR0227			PAYROLL SUMMARY	29.62		.00	2026 05
AJ		02/13/2026	PR0213			PAYROLL SUMMARY	18.69		.00	2026 05
AJ		01/30/2026	PR0130			PAYROLL SUMMARY	34.45		.00	2026 04
AJ		01/16/2026	PR0116			PAYROLL SUMMARY	5.55		.00	2026 04
AJ		01/02/2026	PR0102			PAYROLL SUMMARY	270.76		.00	2026 04
						TRANSACTION TOTAL:	396.07		.00	
-----										
01-0600-415.25-00			SOCIAL SECURITY			.00	1,048.05	1,048.05	.00	1,048.05-
AJ		03/31/2026	FY26 P6			ADJ PR LINES NOT PDA EX	32.29-		.00	2026 06
AJ		03/27/2026	PR0327			PAYROLL SUMMARY	81.44		.00	2026 06
AJ		03/13/2026	PR0313			PAYROLL SUMMARY	87.79		.00	2026 06
AJ		02/27/2026	PR0227			PAYROLL SUMMARY	115.20		.00	2026 05
AJ		02/13/2026	PR0213			PAYROLL SUMMARY	69.26		.00	2026 05
AJ		01/30/2026	PR0130			PAYROLL SUMMARY	36.52		.00	2026 04
AJ		01/16/2026	PR0116			PAYROLL SUMMARY	27.65		.00	2026 04
AJ		01/02/2026	PR0102			PAYROLL SUMMARY	122.23		.00	2026 04
						TRANSACTION TOTAL:	507.80		.00	
-----										
01-0600-415.26-05			CLOTHING ALLOWANCE			.00	10.00	10.00	.00	10.00-
AJ		03/31/2026	ADJ 400PR			ADJ OCT PR NOT PDA EXP	10.40-		.00	2026 06
						00400 PR BATCH				
						TRANSACTION TOTAL:	10.40-		.00	
-----										
01-0600-415.31-01			OFFICE			.00	22.77-	22.77-	.00	22.77
AP	7172622	03/27/2026		001211	249	U S BANK EQUIPMENT FINA	.28		.00	2026 06
						CN 500.0734330.000				
AP	7172137	02/27/2026		009065	249	U S BANK EQUIPMENT FINA	4.57		.00	2026 05

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE	ENCUMBERED	BALANCE
								TRANS AMT	TRANS ENCUMBERED	FISC YR PERIOD
			CN 500.0734330.000			EID 28524 2.1.26-2.28.26				
AP	7171615	01/30/2026		007108	249	U S BANK EQUIPMENT FINA		6.07	.00	2026 04
			EN28524 CN500.0734330.000			BW 84, COLOR 87				
AP	7171282	01/05/2026		004997	249	U S BANK EQUIPMENT FINA		3.30	.00	2026 04
			PD C=42, BW=82 7%			EN28524 CN500.0734330.000				
						TRANSACTION TOTAL:		14.22	.00	
			53-5300-416.40-99 OTHER PURCH. PROF.			.00	1.28	1.28	.00	1.28-
								.00	.00	

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

CLASSIFICATION TOTALS:	EXPENDITURES:	10,411.86		
TRANSACTION TOTAL:		10,411.86	.00	
ESTIMATE COMPARISON:	.00	22,412.92	22,412.92	22,412.92-
(ACTUAL) SUMMARY TOTAL:	.00	22,412.92	22,412.92	22,412.92-

MISCELLANEOUS INFO: CODE FREEFORM INFORMATION DATE

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MISC TO TRACK TIME SPENT WORKING ON PDA IN CASE THE 06/18/2019

MISC CITY WANTS TO BILL THEM FOR SERVICES. 06/18/2019

## PDA Luncheon for May 20, 2026

**Jimmy John's**  
**625 S 5th Ave, Pocatello, ID 83204**  
**208-478-1693**

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

**Deliver to: City Hall Council Chambers, across from Utility Billing Windows, 911 N. 7th Avenue; between 10:35-10:45 AM on Wednesday, May 20, 2026. Please Call Aceline at 406.202.6444 with questions about the order and on delivery day.**

Items	Qty	Each Cost	Totals
#4 Giant Turkey Tom French Bread, light mayo, lettuce, tomato	1	\$ 15.20	\$ 15.20
#5 Giant Vito French Bread, onion, lettuce, tomato with (Oil & Vinegar on side).	1	\$ 15.19	\$ 15.19
#12 Giant Beach Club French Bread, light mayo, avocado, lettuce, tomato	1	\$ 19.39	\$ 19.39
#14 Giant Bootlegger Club French Bread, light mayo, lettuce, tomato	1	\$ 18.29	\$ 18.29
Chips: (2) BBQ, (2) Jale, (2) Reg, (2) S&V	8	\$ 1.59	\$ 12.72
Greek Cucumber Salad with Tzatziki Sauce	4	\$ 2.39	\$ 9.56
<b>TOTAL CHECK AMOUNT</b>			<b>\$ 90.35</b>
<b>Gratuity 20% of food</b>			<b>\$ 18.07</b>
Delivery Charge			\$ 2.50
<b>Paid with PDA Credit Card ending in 0272 5.13.2026</b>			<b>\$ 110.92</b>

**Instructions to prepare and label sandwiches:**

* All sandwiches: please prepare per line-item specifications listed above.
* Include 1 mayo and mustard packet and three (3) napkins for each 6" sandwich section, and Oil & Vinegar for each Vito sandwich section.
* Please cut each Giant sub into 3 equal sandwiches and then wrap each 6" section individually. Please write sandwich name (Turkey, Vito, Beach, or Bootlegger) on each 6" individual sandwich wrapper.
<b>Thank you for all you do and the delicious food you prepare.</b>

**Pocatello Development Authority  
Monthly Finance Report  
May 20, 2026  
Fiscal Year 2026**

**Expenditure Approvals:**

**Checks to be ratified:**

Vendor	Check #	Amount
--------	---------	--------

**Checks to be approved:**

Vendor	Check #	Amount
--------	---------	--------

*Board Approval*

Perspective Planning	2126	3,315.00	Invoice #1116
Elam & Burk	2127	3,282.50	invoice# 221811, 221812, 221813, 221814
MBQ Engineering	2128	1,230.00	Invoice# 26-006, 26-007, 26-008, 26-009
ICCU	dbt26-5	110.92	Jimmy Johns
City of Pocatello	2129	10,411.86	Reimbursement for Admin Jan, Feb, Mar 2026

**Cash Balances as of May 20, 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>	1,174,858.79		284,373.64		1,444,074.05		137,204.18		208,857.13		24,505.00		3,273,872.79	
<b>Income</b>														
Administrative fees	171,360	-	-	-	-	-	-	-	-	-	-	-	171,360	0.00
Property taxes	-	-	530,000	365,153.61	122,000	94,944.45	81,600	87,218.29	980,000	486,954.68	-	-	1,713,600	1,034,271.03
Interest income	90,000	61,118.87	-	-	-	-	-	-	-	-	-	-	90,000	61,118.87
Other Income	-	150,000.00	-	-	-	-	-	-	-	-	-	-	-	150,000.00
Transfer In	-	-	-	-	-	-	-	-	-	-	25,000	-	25,000	0.00
<b>Total Income</b>	<b>261,360</b>	<b>211,118.87</b>	<b>530,000</b>	<b>365,153.61</b>	<b>122,000</b>	<b>94,944.45</b>	<b>81,600</b>	<b>87,218.29</b>	<b>980,000</b>	<b>486,954.68</b>	<b>25,000</b>	<b>0.00</b>	<b>1,999,960</b>	<b>1,245,389.90</b>
<b>Expense</b>														
Administrative expense	-	-	53,000	-	12,200	-	8,160	-	98,000	-	-	-	171,360	0.00
Luncheon costs	2,500	1,649.78	-	-	-	-	-	-	-	-	-	-	2,500	1,649.78
Office expenses	500	3,090.17	-	-	-	-	-	-	-	-	-	-	500	3,090.17
Dues and memberships	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Insurance	12,500	1,415.00	-	-	-	-	-	-	-	-	-	-	12,500	1,415.00
City admin charges	20,000	20,017.64	-	-	-	-	-	-	-	-	-	-	20,000	20,017.64
Professional services	150,000	72,923.94	-	-	-	990.00	-	-	-	300.00	25,000	495.00	175,000	74,708.94
Reimbursement - district imp.	-	-	-	-	-	-	-	-	1,078,000	700,000.50	-	-	1,078,000	700,000.50
Planned development projects	-	-	-	-	510,000	120,400.00	-	-	-	-	-	-	510,000	120,400.00
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>99,096.53</b>	<b>750,000</b>	<b>290,887.00</b>	<b>1,292,000</b>	<b>121,390.00</b>	<b>134,600</b>	<b>65,000.00</b>	<b>1,176,000</b>	<b>700,300.50</b>	<b>25,000</b>	<b>495.00</b>	<b>4,638,960</b>	<b>1,277,169.03</b>

# INVOICE

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

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



## PDA:PDA Task Order 3 Historic Downtown Economic Feasibility Study

**Bill to**  
PDA  
911 N 7th  
Pocatello, ID 83201

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

### Invoice details

Invoice no.: 1116  
Terms: Net 30  
Invoice date: 05/01/2026  
Due date: 05/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/01/2026	Econ Feasibility		2	\$170.00	\$340.00
2.	04/14/2026	Econ Feasibility		0.5	\$170.00	\$85.00
3.	04/15/2026	Econ Feasibility		2.5	\$170.00	\$425.00
4.	04/20/2026	Econ Feasibility		3.5	\$170.00	\$595.00
5.	04/21/2026	Econ Feasibility		6	\$170.00	\$1,020.00
6.	04/22/2026	Econ Feasibility		5	\$170.00	\$850.00

**Total** **\$3,315.00**

### Ways to pay



[View and pay](#)

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



April 30, 2026

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

Invoice No. 221811  
Client No. 9212  
Matter No. 2  
Billing Attorney: MSC

---

### INVOICE SUMMARY

For Professional Services Rendered from April 7, 2026 through April 30, 2026.

**RE: Hoku Property Disposition**

Total Professional Services	\$ 917.50
Total Costs Advanced	<u>    \$ .00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 917.50</b>

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



April 30, 2026

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

Invoice No. 221812  
Client No. 9212  
Matter No. 3  
Billing Attorney: MSC

---

### INVOICE SUMMARY

For Professional Services Rendered from April 2, 2026 through April 30, 2026.

**RE: Special Counsel General**

Total Professional Services	\$ 1,127.50
Total Costs Advanced	<u>    \$ .00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 1,127.50</b>

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



April 30, 2026

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

Invoice No. 221813  
Client No. 9212  
Matter No. 7  
Billing Attorney: MSC

---

### INVOICE SUMMARY

For Professional Services Rendered from April 1, 2026 through April 30, 2026.

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

Total Professional Services	\$ 495.00
Total Costs Advanced	<u>    \$ .00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 495.00</b>

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



April 30, 2026

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

Invoice No. 221814  
Client No. 9212  
Matter No. 8  
Billing Attorney: MSC

---

### INVOICE SUMMARY

For Professional Services Rendered from April 7, 2026 through April 30, 2026.

**RE: Historic Downtown Plan**

Total Professional Services	\$ 742.50
Total Costs Advanced	<u>    \$ .00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 742.50</b>





# MBQ Engineering



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

# INVOICE

INVOICE # DATE

26-008 5.11.2026

## BILL TO

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

CUSTOMER ID TERMS

PDA 6.11.2026

**North Portneuf District (NP) Task Order 2 (TO2)**  
Professional Services from 2.28.2026 to 5.11.2026

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
3.7.2026 NP Dist. reviewed Keller Associates Pay App #6			-
invoice 0255048 Overpass 30% design	0.5	120.00	60.00
3.16.2026 NP Dist. Reviewed and marked up the draft concept			-
report in preparation for 3.18.2026 meeting	1	120.00	120.00
3.16.2026 NP Dist. Sent email to Lance Kippen w/ Olsson,			-
UPRR representative for agreement document.	0.5	120.00	60.00
3.18.2026 NP Dist. Regular meeting discussed draft concept			-
report submitted by Keller Associates.	1	120.00	120.00
4.9.2026 NP Dist. Review Keller Associates pay App #7			-
and sent memo for PDA Board agenda.	0.5	120.00	60.00
4.29.2026 NP Dist. Sent out emails to property owners, provided			-
bridge/road alignment adjacent to proposed bridge.	1	120.00	120.00
5.6.2026 NP Dist. Meeting with Keller Assoc., Property Owners, Brent			-
McLane to discussion and update on bridge alignment chosen.	1	120.00	120.00
			-

*Thank you for your business!*

SUBTOTAL	660.00
TAX RATE	0.000%
TAX	-
<b>TOTAL</b>	<b>\$ 660.00</b>

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





PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE	ENCUMBERED	BALANCE
							TRANS AMT	TRANS	ENCUMBERED	FISC YR PERIOD
01-0200-414.31-03			POSTAGE			.00	166.82	166.82	.00	166.82-
						TRANSACTION TOTAL:	.00		.00	
01-0200-414.40-20			CENTRAL COPIER			.00	801.39	801.39	.00	801.39-
AP	7172496	03/30/2026		001214	23953	DEX IMAGING(PREV VALLEY	97.15		.00	2026 06
			MAILROOM COPIER MAR26			1943 COLOR COPIES/PDA001				
AP	7171736	02/13/2026		008721	23953	DEX IMAGING(PREV VALLEY	31.30		.00	2026 05
			MAILROOM COPIER DEC25			626 COLOR COPIES/PDA				
AP	7171736	02/13/2026		008735	23953	DEX IMAGING(PREV VALLEY	14.70		.00	2026 05
			MAILROOM COPIER FEB26			294 COLOR COPIES/PDA				
						TRANSACTION TOTAL:	143.15		.00	
01-0600-415.10-01			PERS.-EXEMPT, FULL			.00	5,570.72	5,570.72	.00	5,570.72-
AJ		03/31/2026	ADJ 400PR			ADJ PR LINE NOT A PDA E	434.08-		.00	2026 06
						ADJ PR LINE NOT A PDA EXP				
AJ		03/27/2026	PR0327			PAYROLL SUMMARY	336.88		.00	2026 06
AJ		03/13/2026	PR0313			PAYROLL SUMMARY	183.75		.00	2026 06
AJ		02/27/2026	PR0227			PAYROLL SUMMARY	214.38		.00	2026 05
AJ		02/13/2026	PR0213			PAYROLL SUMMARY	153.13		.00	2026 05
AJ		01/30/2026	PR0130			PAYROLL SUMMARY	183.75		.00	2026 04
AJ		01/16/2026	PR0116			PAYROLL SUMMARY	183.76		.00	2026 04
AJ		01/02/2026	PR0102			PAYROLL SUMMARY	1,412.18		.00	2026 04
						TRANSACTION TOTAL:	2,233.75		.00	
01-0600-415.10-02			PERS.-NONEXEMPT, FU			.00	9,096.38	9,096.38	.00	9,096.38-
AJ		03/27/2026	PR0327			PAYROLL SUMMARY	806.86		.00	2026 06
AJ		03/13/2026	PR0313			PAYROLL SUMMARY	1,041.58		.00	2026 06
AJ		02/27/2026	PR0227			PAYROLL SUMMARY	1,408.34		.00	2026 05
AJ		02/13/2026	PR0213			PAYROLL SUMMARY	814.20		.00	2026 05
AJ		01/30/2026	PR0130			PAYROLL SUMMARY	330.09		.00	2026 04
AJ		01/16/2026	PR0116			PAYROLL SUMMARY	190.72		.00	2026 04
AJ		01/02/2026	PR0102			PAYROLL SUMMARY	293.40		.00	2026 04
						TRANSACTION TOTAL:	4,885.19		.00	
01-0600-415.21-01			MEDICAL			.00	2,985.81	2,985.81	.00	2,985.81-
AJ		03/31/2026	FY26 P6			ADJ PR LINES NOT PDA EX	114.31-		.00	2026 06

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE TRANS AMT	ENCUMBERED TRANS ENCUMBERED	FISC YR	BALANCE PERIOD
AJ		03/27/2026	PR0327			PAYROLL SUMMARY		210.43	.00	2026	06
AJ		03/13/2026	PR0313			PAYROLL SUMMARY		225.76	.00	2026	06
AJ		02/27/2026	PR0227			PAYROLL SUMMARY		289.93	.00	2026	05
AJ		02/13/2026	PR0213			PAYROLL SUMMARY		180.63	.00	2026	05
AJ		01/30/2026	PR0130			PAYROLL SUMMARY		98.13	.00	2026	04
AJ		01/02/2026	PR0102			PAYROLL SUMMARY		421.55	.00	2026	04
TRANSACTION TOTAL:								1,312.12	.00		
-----											
01-0600-415.21-02 LIFE						.00	3.14	3.14	.00		3.14-
AJ		03/31/2026	FY26 P6			ADJ PR LINES NOT PDA EX		.12-	.00	2026	06
AJ		03/27/2026	PR0327			PAYROLL SUMMARY		.45	.00	2026	06
AJ		02/27/2026	PR0227			PAYROLL SUMMARY		.72	.00	2026	05
AJ		01/30/2026	PR0130			PAYROLL SUMMARY		.20	.00	2026	04
TRANSACTION TOTAL:								1.25	.00		
-----											
01-0600-415.21-03 DENTAL						.00	97.49	97.49	.00		97.49-
AJ		03/31/2026	FY26 P6			ADJ PR LINES NOT PDA EX		2.97-	.00	2026	06
AJ		03/27/2026	PR0327			PAYROLL SUMMARY		6.86	.00	2026	06
AJ		03/13/2026	PR0313			PAYROLL SUMMARY		7.79	.00	2026	06
AJ		02/27/2026	PR0227			PAYROLL SUMMARY		10.07	.00	2026	05
AJ		02/13/2026	PR0213			PAYROLL SUMMARY		6.22	.00	2026	05
AJ		01/30/2026	PR0130			PAYROLL SUMMARY		3.13	.00	2026	04
AJ		01/02/2026	PR0102			PAYROLL SUMMARY		13.12	.00	2026	04
TRANSACTION TOTAL:								44.22	.00		
-----											
01-0600-415.21-04 VISION						.00	13.77	13.77	.00		13.77-
AJ		03/31/2026	FY26 P6			ADJ PR LINES NOT PDA EX		.40-	.00	2026	06
AJ		03/31/2026	FY26 P6			ADJ PR LINES NOT PDA EX		5.48-	.00	2026	06
AJ		03/27/2026	PR0327			PAYROLL SUMMARY		1.47	.00	2026	06
AJ		03/13/2026	PR0313			PAYROLL SUMMARY		1.82	.00	2026	06

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE TRANS AMT	ENCUMBERED TRANS ENCUMBERED	FISC YR	BALANCE PERIOD	
AJ		02/27/2026	PR0227			PAYROLL SUMMARY		2.36	.00	2026	05	
AJ		02/13/2026	PR0213			PAYROLL SUMMARY		1.44	.00	2026	05	
AJ		01/30/2026	PR0130			PAYROLL SUMMARY		.65	.00	2026	04	
AJ		01/02/2026	PR0102			PAYROLL SUMMARY		2.00	.00	2026	04	
TRANSACTION TOTAL:								3.86	.00			
-----												
01-0600-415.21-05		EAP					.00	8.40	8.40		.00	8.40-
AJ		03/13/2026	PR0313			PAYROLL SUMMARY		1.69	.00	2026	06	
AJ		02/13/2026	PR0213			PAYROLL SUMMARY		1.35	.00	2026	05	
AJ		01/02/2026	PR0102			PAYROLL SUMMARY		1.85	.00	2026	04	
TRANSACTION TOTAL:								4.89	.00			
-----												
01-0600-415.22-00		WORKERS COMPENSATI					.00	62.30	62.30		.00	62.30-
AJ		03/27/2026	PR0327			PAYROLL SUMMARY		1.26	.00	2026	06	
AJ		03/13/2026	PR0313			PAYROLL SUMMARY		1.37	.00	2026	06	
AJ		02/27/2026	PR0227			PAYROLL SUMMARY		1.80	.00	2026	05	
AJ		02/13/2026	PR0213			PAYROLL SUMMARY		1.08	.00	2026	05	
AJ		01/30/2026	PR0130			PAYROLL SUMMARY		.57	.00	2026	04	
AJ		01/16/2026	PR0116			PAYROLL SUMMARY		.42	.00	2026	04	
AJ		01/02/2026	PR0102			PAYROLL SUMMARY		16.16	.00	2026	04	
TRANSACTION TOTAL:								22.66	.00			
-----												
01-0600-415.24-03		PERSI					.00	1,761.63	1,761.63		.00	1,761.63-
AJ		03/31/2026	FY26 P6			ADJ PR LINES NOT PDA EX		53.11-	.00	2026	06	
AJ		03/27/2026	PR0327			PAYROLL SUMMARY		136.83	.00	2026	06	
AJ		03/13/2026	PR0313			PAYROLL SUMMARY		146.79	.00	2026	06	
AJ		02/27/2026	PR0227			PAYROLL SUMMARY		194.12	.00	2026	05	
AJ		02/13/2026	PR0213			PAYROLL SUMMARY		115.90	.00	2026	05	
AJ		01/30/2026	PR0130			PAYROLL SUMMARY		61.46	.00	2026	04	
AJ		01/16/2026	PR0116			PAYROLL SUMMARY		44.78	.00	2026	04	

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE TRANS AMT	ENCUMBERED TRANS ENCUMBERED	FISC YR	PERIOD	BALANCE
AJ		01/02/2026	PR0102			PAYROLL SUMMARY		206.31	.00	2026	04	
						TRANSACTION TOTAL:		853.08	.00			
-----												
01-0600-415.24-04			MEDICAL SAVINGS			.00	808.51	808.51	.00			808.51-
AJ		03/31/2026	FY26 P6			ADJ PR LINES NOT PDA EX		5.00-	.00	2026	06	
AJ		03/27/2026	PR0327			PAYROLL SUMMARY		18.51	.00	2026	06	
AJ		03/13/2026	PR0313			PAYROLL SUMMARY		23.49	.00	2026	06	
AJ		02/27/2026	PR0227			PAYROLL SUMMARY		29.62	.00	2026	05	
AJ		02/13/2026	PR0213			PAYROLL SUMMARY		18.69	.00	2026	05	
AJ		01/30/2026	PR0130			PAYROLL SUMMARY		34.45	.00	2026	04	
AJ		01/16/2026	PR0116			PAYROLL SUMMARY		5.55	.00	2026	04	
AJ		01/02/2026	PR0102			PAYROLL SUMMARY		270.76	.00	2026	04	
						TRANSACTION TOTAL:		396.07	.00			
-----												
01-0600-415.25-00			SOCIAL SECURITY			.00	1,048.05	1,048.05	.00			1,048.05-
AJ		03/31/2026	FY26 P6			ADJ PR LINES NOT PDA EX		32.29-	.00	2026	06	
AJ		03/27/2026	PR0327			PAYROLL SUMMARY		81.44	.00	2026	06	
AJ		03/13/2026	PR0313			PAYROLL SUMMARY		87.79	.00	2026	06	
AJ		02/27/2026	PR0227			PAYROLL SUMMARY		115.20	.00	2026	05	
AJ		02/13/2026	PR0213			PAYROLL SUMMARY		69.26	.00	2026	05	
AJ		01/30/2026	PR0130			PAYROLL SUMMARY		36.52	.00	2026	04	
AJ		01/16/2026	PR0116			PAYROLL SUMMARY		27.65	.00	2026	04	
AJ		01/02/2026	PR0102			PAYROLL SUMMARY		122.23	.00	2026	04	
						TRANSACTION TOTAL:		507.80	.00			
-----												
01-0600-415.26-05			CLOTHING ALLOWANCE			.00	10.00	10.00	.00			10.00-
AJ		03/31/2026	ADJ 400PR			ADJ OCT PR NOT PDA EXP		10.40-	.00	2026	06	
						00400 PR BATCH						
						TRANSACTION TOTAL:		10.40-	.00			
-----												
01-0600-415.31-01			OFFICE			.00	22.77-	22.77-	.00			22.77
AP	7172622	03/27/2026		001211	249	U S BANK EQUIPMENT FINA		.28	.00	2026	06	
				CN 500.0734330.000		EQID 28524 COLOR 3 B/W 10						
AP	7172137	02/27/2026		009065	249	U S BANK EQUIPMENT FINA		4.57	.00	2026	05	

PROJECT:PDA001-POCATELLO DEVELPMNT AUTH. TYPE: -DEFAULT SUB-TYPE: - STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE TRANS AMT	ENCUMBERED TRANS ENCUMBERED	BALANCE FISC YR PERIOD
			CN 500.0734330.000			EID 28524 2.1.26-2.28.26				
AP	7171615	01/30/2026		007108	249	U S BANK EQUIPMENT FINA		6.07	.00	2026 04
			EN28524 CN500.0734330.000			BW 84, COLOR 87				
AP	7171282	01/05/2026		004997	249	U S BANK EQUIPMENT FINA		3.30	.00	2026 04
			PD C=42, BW=82 7%			EN28524 CN500.0734330.000				
						TRANSACTION TOTAL:		14.22	.00	
						-----				
			53-5300-416.40-99			OTHER PURCH. PROF.	.00	1.28	.00	1.28-
						TRANSACTION TOTAL:		.00	.00	

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

CLASSIFICATION TOTALS:	EXPENDITURES:	10,411.86		
TRANSACTION TOTAL:		10,411.86	.00	
ESTIMATE COMPARISON:	.00	22,412.92	22,412.92	22,412.92-
(ACTUAL) SUMMARY TOTAL:	.00	22,412.92	22,412.92	22,412.92-

MISCELLANEOUS INFO: CODE FREEFORM INFORMATION DATE

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MISC TO TRACK TIME SPENT WORKING ON PDA IN CASE THE 06/18/2019

MISC CITY WANTS TO BILL THEM FOR SERVICES. 06/18/2019

## PDA Luncheon for May 20, 2026

Jimmy John's  
625 S 5th Ave, Pocatello, ID 83204  
208-478-1693

City of Pocatello Tax Exempt ID: 82-6000244

**Deliver to: City Hall Council Chambers, across from Utility Billing Windows, 911 N. 7th Avenue; between 10:35-10:45 AM on Wednesday, May 20, 2026. Please Call Aceline at 406.202.6444 with questions about the order and on delivery day.**

Items	Qty	Each Cost	Totals
#4 Giant Turkey Tom French Bread, light mayo, lettuce, tomato	1	\$ 15.20	\$ 15.20
#5 Giant Vito French Bread, onion, lettuce, tomato with (Oil & Vinegar on side).	1	\$ 15.19	\$ 15.19
#12 Giant Beach Club French Bread, light mayo, avocado, lettuce, tomato	1	\$ 19.39	\$ 19.39
#14 Giant Bootlegger Club French Bread, light mayo, lettuce, tomato	1	\$ 18.29	\$ 18.29
Chips: (2) BBQ, (2) Jale, (2) Reg, (2) S&V	8	\$ 1.59	\$ 12.72
Greek Cucumber Salad with Tzatziki Sauce	4	\$ 2.39	\$ 9.56
<b>TOTAL CHECK AMOUNT</b>			<b>\$ 90.35</b>
<b>Gratuity 20% of food</b>			<b>\$ 18.07</b>
Delivery Charge			\$ 2.50
<b>Paid with PDA Credit Card ending in 0272 5.13.2026</b>			<b>\$ 110.92</b>

### Instructions to prepare and label sandwiches:

\* All sandwiches: please prepare per line-item specifications listed above.

\* Include 1 mayo and mustard packet and three (3) napkins for each 6" sandwich section, and Oil & Vinegar for each Vito sandwich section.

\* Please cut each Giant sub into 3 equal sandwiches and then wrap each 6" section individually. Please write sandwich name (Turkey, Vito, Beach, or Bootlegger) on each 6" individual sandwich wrapper.

**Thank you for all you do and the delicious food you prepare.**

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

**To: POCATELLO URBAN**

Remittance No. 030  
Date: April 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)		2,073.40							14.43	2,087.83
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)										0.00
PRSN PROPERTY RPLCMNT										0.00
CIRCUIT BREAKER										0.00
HOMEOWNER TAX RELIEF										0.00
ADDITIONAL TAX RELIEF										0.00
<b>COLUMN TOTALS</b>	0.00	2,073.40	0.00	0.00	0.00	0.00	0.00	0.00	14.43	2,087.83

Amount of Remittance 2,087.83


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 FO MARCH the date of my last report. Subscribed and sworn to in duplicate before me on the

POCATELLO URBAN and included district  
25TH DAY OF APRIL

  
Notary Public of Bannock County.

County Clerk: JASON C. DIXON  
By   
Deputy Auditor

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.



# Action Item 7

## PDA Proposal OPA

### Idaho Power substation assessment

The requested TIF funding will be used to complete a comprehensive generation and substation assessment in coordination with Idaho Power to determine the feasibility and cost of re-energizing the existing substation and providing up to 200 megawatts (MW) of power to the site. The original Hoku project was designed with specialized transformers and electrical equipment that were unique to that operation and not compatible with Idaho Power's standard system requirements. Following the failure of the Hoku project, Idaho Power removed portions of the equipment due to lack of future utility use. As a result, additional engineering and infrastructure analysis is required before the substation can be brought back online and utilized for future industrial and economic development opportunities.

Idaho Power has recommended that a detailed engineering assessment be completed to establish the exact scope, infrastructure requirements, and estimated costs associated with restoring service capacity to the site. The assessment is expected to take approximately 180 days to complete and will cost \$200,000. The study will consist of two phases: the first will evaluate the upgrades and substation improvements necessary to re-energize the facility, and the second will determine the source and availability of additional power generation needed to support the requested capacity. Idaho Power has also indicated that the existing transmission infrastructure serving surrounding businesses is nearing maximum capacity, making this assessment critical for long-term economic growth, industrial expansion, and future development within the area.

Idaho Power assessment

\$200,000

# 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: \_\_\_\_\_

# Construction 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 explained in Idaho Power’s Engineering Assessment dated November 4, 2025, one of Idaho Power’s next steps to move forward is to complete a Construction Study specific to the Project based on the proposed load ramp (see Table 1). Prior to proceeding with the Construction Study, you will need to confirm the Point of Delivery (POD) on the Project site.

**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 Construction Study will outline the required interconnection upgrades to Idaho Power’s electrical system based on Project IV West’s 100 MW load request. The scope of work for the Construction Study will include a more detailed engineering overview; a review of compliance, regulatory, and permitting requirements; a refined cost estimate and “no sooner than” timeline; a summary of any additional project-related requirements identified, and the next steps associated with the Project’s construction. The Construction Study will also outline risks associated with Idaho Power’s proposed timeline, which may include permitting constraints, material and labor constraints, and associated timing impacts.

It is important to acknowledge that the Construction 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 Generation Study. In addition, Idaho Power operates on a “first ready, first serve” basis and the “no sooner than” timeframe

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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.

outlined in the Construction 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 Construction Study is not a guaranteed or binding offer. Rather, the Construction Study will be completed by Idaho Power for the purpose of providing Project IV West. and it's to-be-named data center end-user with conceptual information regarding the "no sooner than" timing associated with interconnection facilities, along with the associated risks in achieving that timeframe.

Idaho Power requires a \$100,000 deposit prior to commencing the Construction Study, which will be completed within 180 days of Idaho Power receiving the full deposit amount. Upon completion of the Construction Study, Idaho Power will reconcile its actual costs incurred to complete the Construction Study and, if there are funds remaining, Project IV West. may elect to receive reimbursement of those funds or apply them towards Project IV West's future engineering, procurement or construction costs. If Idaho Power's actual costs to complete the Construction Study exceed the deposit, Idaho Power will invoice Project IV West. for the remaining balance. The Construction Study will be valid for 90 days.

A Generation Study – provided in a separate initiation letter – is required for Idaho Power to determine generation resources required to meet the project's proposed load ramp. After reviewing the Construction Study and the Generation Study results, 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 Project's estimated cost and schedule milestones.

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

While estimated costs will be collected through negotiated payment milestones to ensure Idaho Power stays ahead of its actual costs. Idaho Power will not begin work until receipt of payment pursuant to the payment schedule. Upon completion of the Project, Project IV West. will either receive an invoice for additional costs incurred or a refund if costs are less than the estimate.

To initiate the Construction 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: \_\_\_\_\_



# Action Item 8

## PDA Proposal OPA

### Break up and remove additional concrete for site development

The requested TIF funding will be used to improve and prepare the property for future economic development by removing existing concrete debris, demolishing and hauling away old concrete slabs, and performing general site cleanup. These improvements are necessary to eliminate unsafe and unusable conditions currently impacting the property and preventing productive use of the site. The project will also include grading and leveling work throughout the property to create a clean, stable, and development-ready surface.

The proposed cleanup and site preparation efforts will significantly enhance the appearance, safety, and functionality of the area while supporting future investment and redevelopment opportunities within the City of Pocatello. Assistance through TIF funding will help offset the substantial costs associated with removing obsolete materials and preparing the site for long-term productive use, ultimately contributing to increased property value, economic activity, and community improvement.

Aloha Construction Group, Inc

\$500,000



# PROPOSAL

**PROJECT INFO:**

Project Name: IV West

Project Address: 1800 Riverpark Way, Pocatello

**Aloha Construction Group, Inc**

3868 S Lindsay Rd., Ste 101

Gilbert, AZ 85297

480-899-6881

**QUOTING TO:**

IV West, LLC

**DATE:**

5/15/2026

DESCRIPTION	COST
Demo existing concrete slabs	
Grade around building	
Haul off any extra debris	\$ 500,000.00
General clean up onsite	
	<b>\$ 500,000.00</b>

**CUSTOMER AUTHORIZATION**

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Aloha Construction Group, Inc. as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

**ALOHA CONSTRUCTION GROUP, INC.**

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

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

**IV West, LLC**

Approved: \_\_\_\_\_

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