

MEETING AGENDA
CITY OF POCATELLO
POCATELLO DEVELOPMENT AUTHORITY

OCTOBER 21, 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; 208.234.6248; or 5815 South 5th 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: BOARD ELECTIONS FOR FISCAL YEAR 2027.** The Board may wish to nominate and appoint a new Chair and Vice Chair.
- 3. ACTION ITEM: MEETING MINUTES.** The Board may wish to waive the oral reading of the Board of Commissioners' meeting minutes held September 16, 2026, and to approve the minutes as presented.
- 4. ACTION ITEM: MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.** The Board may wish to approve the monthly financial report, expenses and reimbursements. **TO BE SUPPLEMENTED.**
- 5. ACTION ITEM: DISCUSSION, REVIEW AND APPROVE THE REQUEST FOR AN OWNER PARTICIPATION AGREEMENT (OPA) WITHIN THE SOUTH 5TH AVENUE DISTRICT BY RON DYKMAN CONSTRUCTION FOR INFRASTRUCTURE WORK FOR THE CENTURY COMMONS SUBDIVISION FOR \$1,418,024.05 (estimate).** The Board may wish to review, discuss and approve the request for an OPA with Ron Dykman Construction for infrastructure work for the Century Commons Subdivision for \$1,418,024.05 (estimate), and to direct agency counsel to prepare an OPA for approval by the January 2027 meeting.
- 6. ACTION ITEM: DISCUSS, REVIEW, AND APPROVE THE REQUEST FOR AN OWNER PARTICIPATION AGREEMENT WITHIN THE NORTHGATE DISTRICT BY BUCK SWANEY OF THE MILLENNIAL DEVELOPMENT GROUP FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS FOR \$5,685,315.58 (actual allowable expenses).** The Board may wish to review, discuss and approve the request for an OPA with Buck Swaney of the Millennial Development Group for construction of public improvements for \$5,685,315.58 (actual allowable expenses) in the Northgate District, and to direct agency counsel to prepare an OPA for approval by the January 2027 meeting.
- 7. ACTION ITEM: DISCUSSION ON THE BOARD PLANNING WORK SESSION WITH FACILITATOR ROB LION.** The Board may wish to discuss and confirm the agenda for the Board planning work session.
- 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.
- 9. ADJOURN MEETING.**

Action Item 3

MEETING MINUTES

POCATELLO DEVELOPMENT AUTHORITY (PDA)

SEPTEMBER 16, 2026 | 11:00 AM

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

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

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, Nathan Richardson, Scott Turner, David Villarreal, and Ruby Walsh. **Excused:** Fred Parrish. **Others present:** Treasurer Rick Morgan, Secretary Aceline McCulla, PDA Project Manager Merrill Quayle, City of Pocatello City Attorney Jared Johnson, City of Pocatello PW Director Tom Kirkman. **Visitors virtually:** Cushing Terrell Team: Jason Butler, Nora Bland, Andrew Baker **Other visitors** in attendance.

2. APPROVE AND EXECUTE MEETING MINUTES.

The Board may wish to waive the oral reading of the Board of Commissioners' meeting minutes held August 19, 2026 and to approve the minutes as presented.

Mayor **D. Mark** confirmed that action item 4 was followed through with. **M. Brent** confirmed he was in the process of completing the task.

It was moved by **S. Turner** and seconded by **K. Lepchenske** to approve the PDA Board of Commissioners meeting minutes held August 19, 2026. Those in favor: M. Dahlquist, J. Hough, K. Lepchenske, B. Nichols, 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. SUPPORTING DOCUMENTS WILL BE SUPPLEMENTED.

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

4. APPROVE AND ADOPT BY RESOLUTION 2026-9 THE PDA TREASURER CONSULTANT AGREEMENT WITH HIGHPOINT BUSINESS ADVISORS LLC AND AUTHORIZE THE CHAIR TO EXECUTE ALL PERTINENT DOCUMENTS.

The Board may wish to approve and adopt by Resolution No. 2026-9 the PDA treasurer consultant agreement with Highpoint Business Advisors LLC and authorize the Chair to execute all pertinent documents.

McLane noted that in reviewing the insurance documents, the E&O insurance is below the coverage in the agreement, and that Brody Fitch is required to get adequate coverage within 30 days from today.

It was moved by **J. Hough** and seconded by **K. Lepchenske** to approve and adopt by Resolution No. 2026-9 Highpoint Business Advisors LLC as the PDA Treasurer with a 60-day extension from today to increase his E&O policy coverage from \$250,000.00 to \$500,000.00, and to authorize the Chair to execute all pertinent documents. Those in favor: M. Dahlquist, J. Hough, K. Lepchenske, B. Nichols, N. Richardson, S. Turner, D. Villarreal, and R. Walsh. Unanimous. Motion carried.

5. APPROVE AND ADOPT BY RESOLUTION 2026-10 THE CUSHING TERRILL CONSULTANT AGREEMENT AND FOR THE POCATELLO REGIONAL AIRPORT MASTER PLAN (PRAMP) AND AUTHORIZE THE CHAIR TO EXECUTE ALL PERTINENT DOCUMENTS.

The Board may wish to approve and adopt by Resolution No. 2026-10 the Professional Service Agreement with Cushing Terrell for the PRAMP and to authorize the Chair to execute all pertinent documents.

Villarreal asked Cushing Terrell to introduce themselves and then proceeded to answer general questions by the Board.

It was moved by **R. Walsh** and seconded by **S. Turner** to approve and adopt by Resolution No. 2026-10 the Professional Service Agreement with Cushing Terrell for the PRAMP and to authorize the Chair to execute all pertinent documents Those in favor: M. Dahlquist, J. Hough, K. Lepchenske, B. Nichols, N. Richardson, S. Turner, D. Villarreal, and R. Walsh. Unanimous. Motion carried.

6. REVIEW, CONSIDER, AND APPROVE EACH CHANGE ORDER (CO) REQUEST CO2, CO3, CO4 AND CO5 BY STATON COMPANY ON THE MONARCH BUILDING DEMOLITION PROJECT AND AUTHORIZE THE CHAIR TO EXECUTE ALL PERTINENT DOCUMENTS.

The board may wish to consider and approve each change order (CO) request CO2, CO3, CO4, and CO5 by Staton Company, and then authorize the Chair to execute each CO request.

Quayle noted **CO2** is for the coal shoots under the sidewalks and discussed at the last meeting, and this will be the last task completed for the demolition project. **Villarreal** asked about the concrete. **CO3** was mentioned during the last meeting. Along the Paris Building, the 2" x 6" wood is good, but the new wall placed will leave the wood exposed. They wanted to taper the new floor, but Quayle wanted a stand-alone floor and no taper. **CO4** is for the window voids and the parapet-wall leveling. Staton Company will have a more experienced company complete this project. **Richardson** asked for clarification that the equipment will be absorbed due to the equipment being on site already. **Quayle** replied yes and they will for aesthetic purposes. **CO5** is for the Paris Building wall extension and weatherproofing. Removing one wall from a 90% will require an extension with reinforced concrete walls upward of one-foot eight-inches to cover and protect wood framing, this will take about two weeks.

It was moved by **J. Hough** and seconded by **N. Richardson** to approve the Staton Company change orders (CO) requests CO2, CO3, CO4, CO5 as presented, and to authorize the Chair to sign all pertinent Change Order Requests. Those in favor: M. Dahlquist, J. Hough, K. Lepchenske, B. Nichols, N. Richardson, S. Turner, D. Villarreal, and R. Walsh. Unanimous. Motion carried.

7. DISCUSSION ON THE FISCAL YEAR 2026 DRAFT ANNUAL REPORT.

The Board may wish to provide feedback on the Fiscal Year 2026 Draft Annual Report.

McLane asked the Board to provide information that may not be in the report currently.

Dahlquist said he sent feedback via email, and the report was very informative.

8. MONARCH BUILDING DEMOLITION PROJECT UPDATE.

The Board may wish to hear an update of the Monarch Building demolition project.

Quayle provided an update on the work happening and the project is expected to be closed out by the end of October.

Dahlquist stated the First National Bar was impressed and pleased with the entire demolition process and Staton Company's staff.

9. BOARD DISCUSSION ON THE BOARD PLANNING WORK SESSION.

The Board may wish to discuss and identify priorities for the Board Planning Work Session

McLane wanted to see if the Board has topics for discussion during the work session.

1. Legislative updates.
2. Infill development: housing projects, curb, gutter, and water improvements.
3. What can and can't be done with TIF Funds: a list of items.
4. What success looks like for each project in the districts, broader discussion.
5. What can be required of developers, similar to Petersen, if commitments are not met, the company has to pay back some of the money to the PDA.

6. Design efforts of what goes into the parcels of land we own and how to visualize what can be built on them above ground.
7. What can we do with our proposals and how we can effectively use them.

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.

The Board planning work session will be on October 26, begin at 10 a.m., and conclude approximately 4:00 p.m.

Villarreal gave a farewell speech for his final meeting with the PDA, as he retires and moves on from Pocatello.

11. ADJOURN MEETING.

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

Submitted by:

Aceline McCulla, Secretary

Approved on:

Action Item 4
Financial Report
will be
supplemented.

Action Item 5

CENTURY COMMONS PHASE 1 - BID TAB SEPTEMBER 3RD, 2026

CATEGORY	ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL	
DEMO/EARTH WORK		Clear and Grub	AC	3.47	\$ 2,500.00	\$ 8,675.00	
		Grubbings	CY	1540	\$ 7.00	\$ 10,780.00	
		Excavation (Raw Cut)	CY	3,829	\$ 10.00	\$ 38,290.00	
		Demo of Curb	LF	465	\$ 8.00	\$ 3,720.00	
		Demo of Sidewalk	SF	113	\$ 4.00	\$ 452.00	
		Demo of Valley Gutter	SF	757	\$ 4.00	\$ 3,028.00	
		Demo of asphalt (See attachment)	SF	4,520	\$ 2.00	\$ 9,040.00	\$ 73,985.00 Total Demo/Erthwrk
WATER		8" AWWA C-900	LF	1,508	\$ 55.00	\$ 82,940.00	
		8" Water Valve	EA	7	\$ 2,890.00	\$ 20,230.00	
		Taps and connection fees	EA	1	\$ 7,500.00	\$ 7,500.00	
		Fire Hydrant Assembly	EA	7	\$ 10,000.00	\$ 70,000.00	
		4" Fire service line w/ valve	EA	10	\$ 4,100.00	\$ 41,000.00	
		2" Water service and meter **My next bid price is \$7600)	EA	10	\$ 3,800.00	\$ 38,000.00	\$ 259,670.00 Total Water
SEWER		8" ASTM D 3034 Sewer Line	LF	1,416	\$ 50.00	\$ 70,800.00	
		48" Sanitary Sewer Manhole	EA	6	\$ 5,970.00	\$ 35,820.00	
		4" Sanitary Sewer Service	EA	10	\$ 2,000.00	\$ 20,000.00	\$ 126,620.00 Total Sewer
STORM		12" HDPE PVC Storm Line	LF	204	\$ 56.00	\$ 11,424.00	
		48" Storm Sewer Manhole	EA	1	\$ 6,000.00	\$ 6,000.00	
		48" Storm Sewer Catch Basin	EA	4	\$ 5,550.00	\$ 22,200.00	\$ 39,624.00 Total Storm
CONCRETE		Standard Curb and Gutter	LF	3,217	\$ 35.90	\$ 115,490.30	
		5' Sidewalk w/Prep on S. 5th	SF	3,600	\$ 9.80	\$ 35,280.00	
		Valley Gutter	SF	2,328	\$ 16.00	\$ 37,248.00	
		Concrete Handicap Ramp	EA	6	\$ 2,050.00	\$ 12,300.00	\$ 200,318.30 Total Concrete
ROADWAY		Plant Mix Asphalt Pavement Section (includes 4" in Rahim Dr and patchbacks)	SF	72,441	\$ 5.50	\$ 398,425.50	\$ 398,425.50 Total Roadway
EROSION CONTROL		Staging Area	LS	1	\$ 1,000.00	\$ 1,000.00	
		Stabilized Construction Entrance	LS	1	\$ 4,000.00	\$ 4,000.00	
		Silt Fence	LF	1,471	\$ 3.75	\$ 5,516.25	
		Inlet Protection	EA	14	\$ 50.00	\$ 700.00	
		Temporary Mailbox	LS	1	\$ 500.00	\$ 500.00	
		Concrete Washout	LS	1	\$ 500.00	\$ 500.00	
		Erosion Control Maintenance & Documentation	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 14,716.25 Total Erosion Cntl
MISC		Mobilization	LS	1	\$ 5,000.00	\$ 5,000.00	
		Traffic Control	EA	1	\$ 7,000.00	\$ 7,000.00	
		Sewer line camera work (asked for by City)--ALREADY PERFORMED	EA	1	\$ 1,665.00	\$ 1,665.00	
		Project Bonding	LS	1	\$ 25,000.00	\$ 25,000.00	
		Materials Testing	LS	1	\$ 15,000.00	\$ 15,000.00	
		Project Engineering	EA	1	\$ 60,000.00	\$ 60,000.00	
		Interest and Financing Costs (18 months estimated--worst case scenario)	EA	1	\$ 170,000.00	\$ 170,000.00	
		Permits	EA	1	\$ 5,000.00	\$ 5,000.00	
		Chip Seal, if required, for building road (done by City of Pocatello)	CY	4,000	\$ 4.00	\$ 16,000.00	\$ 304,665.00 Total Miscellaneous
					TOTAL	\$ 1,418,024.05	\$ 1,418,024.05

Request for OPA for Century Commons Phase 1 Project
September 22, 2026

Following is a breakdown of the various categories noted on the attached spreadsheet and a description of what is included in each category:

Demo/Earthwork, Total \$73,985.00

Clear and grub, grubblings, excavation (raw cut), and demolition of curb, sidewalk, valley gutter and asphalt.

Water, Total \$259,670.00

8" water pipe and 8" water valve, taps and connection fees, Fire hydrant assembly, 4" fire service line with valve, and 2" water service and meter.

Sewer, Total \$126,620.00

8" sewer line, 48" sanitary sewer manhole, and 4" sanitary sewer service.

Storm, Total \$39,624.00

12" PVC storm line, 48" storm sewer manhole, and 48" storm sewer catch basin.

Concrete, Total \$200,318.30

Standard curb and gutter, 5' sidewalk with preparation on S. 5th, Valley Gutter, and Concrete handicap ramps.

Roadway, Total \$398,425.50

Plant mix asphalt pavement section of 72,441 sq. ft.

Erosion Control, Total \$14,716.25

Staging area, stabilized concrete entrance, silt fence, inlet protection, temporary mailbox, and concrete washout, erosion control maintenance and documentation

Miscellaneous, Total \$304,665.00

Equipment mobilization, traffic control, project bonding, materials testing, balance site dirt work, project engineering, interest and financing costs, permits, and chip seal, if required

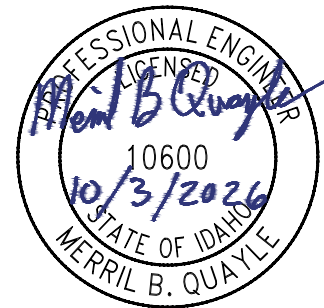
Based on the project estimations, the total project reimbursements should be around **\$1,418,024.05**.

Action Item 6



Merril Quayle P.E.
3636 Jason Ave
Pocatello, Idaho 83204
Quayleeng1989@gmail.com
(208) 681-9228

Memorandum



To: Brent McLane, PDA Executive Director
Scott Turner, PDA Vice Chair

From: Merrill Quayle, P.E. PDA Project Manager

Date: October 3, 2026

Re: Review and Recommendation Regarding Reimbursement of Private Partner Infrastructure Contributions (PDA Agenda October 21, 2026)

Request to reimburse private partners for construction of public improvements within the Northgate Urban Renewal Area (URA)/Tax Increment Financing (TIF) District. Ordinance Number 3026, Instrument 21905996.

Total Reimbursement Request = \$5,685,315.58

Background

The PDA obtained the Northgate Urban Renewal District (proposed eligibility report January 2018, which examined the area known as Northgate Area. January 17, 2018, the PDA adopted Resolution 2018-1 accepting the report and authorized the chair to transmit the Resolution and Report to the Pocatello City Council requesting its consideration for designation of an urban renewal area. Also requesting the City Council to direct the PDA to prepare an urban renewal plan for the Northgate Area, which plan may include revenue allocation areas. Resolution 2018-1 was also presented to Bannock County Board of Commissioners. Bannock County Board of Commissioners adopted the findings by Resolution Number 2018-23 on February 13, 2018. The City Council by resolution 2018-03 dated February 15, 2018, declared the Northgate Area described in the report to be a deteriorated area and/or a deteriorating area as defined in Idaho Code Chapter 20 and 29, Title 50. The Northgate Area was annexed into the City of Pocatello and City of Chubbuck. May 2, 2019, Ordinance 3026 was adopted and signed for the Pocatello annexed area of Northgate establishing an Urban Renewal Area (URA)/Tax Increment Financing (TIF) District.

Work performed

1. Right-of-Way (ROW) Acquisition and Related Costs
2. Base Construction Contract
3. Construction Change Orders
4. Essential Non-Contract Auxiliary Improvements and Related Costs

Review and Recommendation

I have reviewed the reimbursement request associated with the infrastructure improvements constructed within the Urban Renewal Area (URA)/Tax Increment Financing (TIF) District established through the Development Authority and participating governmental agencies.

The project improvements, including within Northgate development; roadway construction, and related infrastructure, were completed during the 2017-2019 period. These improvements were installed, inspected, and formally accepted in accordance with the applicable project requirements. Funding for the project was provided through a public-private partnership involving governmental agencies, the Development Authority, and private development partners.

Based upon the governing agreements and documents available for review, the repayment structure established for this project provides that governmental agency contributions and Development Authority obligations are to be reimbursed prior to reimbursement of private partner contributions.

In conducting my review, I cross-referenced the reimbursement request with the project files, supporting documentation, receipts, and records that were available to me. Specifically, MDP has compiled and submitted a detailed spreadsheet together with supporting receipts and backup documentation. I have reviewed and cross-referenced these materials against the available records and find them to be consistent with the documentation provided.

Accordingly, I recommend that the MDP reimbursement spreadsheet be accepted as the official reimbursement record for the private partner contributions associated with this project.

Based on the information available at this time, the City has been reimbursed for its eligible contributions. Pursuant to the established reimbursement hierarchy, the next entities eligible for reimbursement are the County and subsequently the Development Authority, as Tax Increment Financing revenues become available within the district. After all governmental agencies and the Development Authority have been reimbursed in accordance with the applicable agreements, the private partners identified below should become eligible for reimbursement from available TIF revenues:

Total Reimbursement Request = \$5,685,315.58

- Millennial Development Partners (MDP): = \$2,597,759.03
- Portneuf Development (PD): = \$2,438,116.80
- Young LH (YLH): = \$649,439.76

Following satisfaction of the governmental reimbursement obligations, reimbursement to private partners should occur, as funding becomes available within the TIF district, for the following categories of eligible project costs:

1. Right-of-Way (ROW) Acquisition and Related Costs = \$521,262.01
2. Base Construction Contract = \$3,842,073.00
3. Construction Change Orders = \$399,807.67
4. Essential Non-Contract Auxiliary Improvements and Related Costs = \$922,172.90

Based upon my review of the documentation and records available to me, I recommend that reimbursement to the private partners identified herein proceed in accordance with the established reimbursement priorities and funding availability within the Tax Increment Financing district.

Please note that this recommendation is based solely upon the documents, records, receipts, spreadsheets, and supporting information made available for my review.

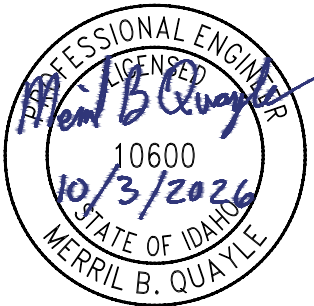
Reimb Req #	Date	Category	Description	Category	Payment Amt	Notes	Payments	Reimb Payee	Invoice/Pay Req Page	Payment Record Page	MQ Approval Page
1	10/10/2017	ROW	Reimbursement of MDP ROW Purchases	ROW Purchase	\$282,172.00	Paid by Escrow AT PHT CLOSING	\$282,172.00	MDP YLH 80/20	REQ 1: ROW P 3, 4, 5	REQ 1: ROW P 3, 4, 5	N/A
	10/10/2017	ROW	Reimbursement of Portneuf ROW Purchases	ROW Purchase	\$98,090.01	Paid by Escrow AT PHT CLOSING	\$98,090.01	PD	REQ 1: ROW P 3, 4, 5	REQ 1: ROW P 3, 4, 5	N/A
	5/14/2018	ROW	TCJV - ROW Purchase	ROW Purchase	\$141,000.00	Paid by Pioneer Title Escrow	\$141,000.00	PD MDP YLH 50/40/10	REQ 1: ROW P 1	REQ 1: ROW P 2	REQ 1: ROW P 1
					Subtotal	\$521,262.01					
					Payment to MDP	\$282,137.60					
					Payment to PD	\$168,590.01					
					Payment to Young LH	\$70,534.40					

2	7/11/2018	Base Const Cont	JB Parson - Road Construction	Road Contract	\$950,906.00	Paid by Pioneer Title Escrow	\$950,906.00	PD MDP YLH 50/40/10	R2: ROAD REIMB P 2, 3	R2: ROAD REIMB P 4	R2: ROAD REIMB P 1
	7/11/2018	Base Const Cont	JB Parson - Road Construction	Road Contract	\$126,700.00	Paid by Pioneer Title Escrow	\$126,700.00	PD MDP YLH 50/40/10	R2: ROAD REIMB P 6	R2: ROAD REIMB P 7	R2: ROAD REIMB P 1, 5
	9/14/2018	Base Const Cont	JB Parson - Road Construction	Road Contract	\$1,496,867.20	Paid by Pioneer Title Escrow	\$1,496,867.20	PD MDP YLH 50/40/10	R2: ROAD REIMB P 12, 14	R2: ROAD REIMB P 13	R2: ROAD REIMB P 8
	9/14/2018	Base Const Cont	JB Parson - Road Construction	Road Contract	\$434,971.00	Paid by Pioneer Title Escrow	\$434,971.00	PD MDP YLH 50/40/10	R2: ROAD REIMB P 9, 11	R2: ROAD REIMB P 10	R2: ROAD REIMB P 8, 9
	12/27/2018	Base Const Cont	JB Parson - Road Construction	Road Contract	\$607,436.47	Paid by Pioneer Title Escrow	\$607,436.47	PD MDP YLH 50/40/10	R2: ROAD REIMB P 16	R2: ROAD REIMB P 15	MBQ Approved 11.7.2018
	6/18/2019	Base Const Cont	JB Parson - Road Construction	Road Contract	\$225,192.33	Paid by Millennial Check 1006	\$225,192.33	MDP YLH 80/20	Approved, MBQ recd. Avl.	R2: ROAD REIMB P 17	MBQ Approved 11.7.2018
					Subtotal	\$3,842,073.00					
					Payment to MDP	\$1,626,906.13					
					Payment to PD	\$1,808,440.34					
					Payment to Young LH	\$406,726.53					

3		Const Contr Change Ord	JB Parson - Road Construction	Change Order	\$74,807.67	Paid by Millennial Check 1006	\$74,807.67	MDP YLH 80/20	R3: ROAD CO P 1, 2, 3	R3: ROAD CO P8	MBQ approved, post escrow
		Const Contr Change Ord	JB Parson - Road Construction	Change Order (Inv 6)	\$300,000.00	Paid by Millennial Check 1003	\$300,000.00	MDP YLH 80/20	R3: ROAD CO P 1, 2, 3	R3: ROAD CO P4, 5, 7	MBQ approved, post escrow
		Const Contr Change Ord	JB Parson - Road Construction	Change Order (Inv 6)	\$25,000.00	Paid by Millennial Check 1135	\$25,000.00	MDP YLH 80/20	R3: ROAD CO P 1, 2, 3	R3 ROAD CO P 6, 9	MBQ approved, post escrow
					Subtotal	\$399,807.67					
					Payment to MDP	\$319,846.14					
					Payment to Young LH	\$79,961.53					

4	6/6/2018	Non-Contr Auxiliaries	Idaho Power - Electrical Infrastructure	Utils/Materials	\$397,494.00	Paid by Pioneer Title Escrow	\$397,494.00	PD MDP YLH 50/40/10	ESSNTL AUX 1,3,4	ESSNTL AUX 2	ESSNTL AUX 1
	7/25/2018	Non-Contr Auxiliaries	Intermountain Gas - Gas Line Const	Utils/Materials	\$24,000.00	Paid by Pioneer Title Escrow	\$24,000.00	PD MDP YLH 50/40/10	ESSNTL AUX 7,8,9,10	ESSNTL AUX 6	ESSNTL AUX 5
	10/8/2018	Non-Contr Auxiliaries	Idaho Power - Electrical Infrastructure	Utils/Materials	\$58,604.00	Paid by Pioneer Title Escrow	\$58,604.00	PD MDP YLH 50/40/10	ESSNTL AUX 13	ESSNTL AUX 12	ESSNTL AUX 11
	12/18/2017	Non-Contr Auxiliaries	SE Science- Roadway Engineering	Surv/Engin/Prof	\$9,500.00	Paid by Pioneer Title Escrow	\$9,500.00	PD MDP YLH 50/40/10	ESSNTL AUX 16	ESSNTL AUX 15	ESSNTL AUX 14
	12/18/2017	Non-Contr Auxiliaries	SE Science- Roadway Engineering	Surv/Engin/Prof	\$38,850.00	Paid by Pioneer Title Escrow	\$38,850.00	PD MDP YLH 50/40/10	ESSNTL AUX 18,19	ESSNTL AUX 17	ESSNTL AUX 14
	2/6/2018	Non-Contr Auxiliaries	SE Science- Roadway Engineering	Surv/Engin/Prof	\$6,000.00	Paid by Pioneer Title Escrow	\$6,000.00	PD MDP YLH 50/40/10	ESSNTL AUX 20	ESSNTL AUX 21	ESSNTL AUX 14
	2/6/2018	Non-Contr Auxiliaries	SE Science - Roadway Engineering	Surv/Engin/Prof	\$36,500.00	Paid by Pioneer Title Escrow	\$36,500.00	PD MDP YLH 50/40/10	ESSNTL AUX 23, 24	ESSNTL AUX 22	ESSNTL AUX 14
	3/16/2018	Non-Contr Auxiliaries	SE Science - Roadway Engineering	Surv/Engin/Prof	\$52,750.00	Paid by Pioneer Title Escrow	\$52,750.00	PD MDP YLH 50/40/10	ESSNTL AUX 27, 28	ESSNTL AUX 26	ESSNTL AUX 25
	5/17/2018	Non-Contr Auxiliaries	SE Science- Roadway Engineering	Surv/Engin/Prof	\$53,200.00	Paid by Pioneer Title Escrow	\$53,200.00	PD MDP YLH 50/40/10	ESSNTL AUX 31, 32	ESSNTL AUX 30	ESSNTL AUX 29
	7/11/2018	Non-Contr Auxiliaries	Creek Hollow Survey	Surv/Engin/Prof	\$2,835.00	Paid by Pioneer Title Escrow	\$2,835.00	PD MDP YLH 50/40/10	ESSNTL AUX 35	ESSNTL AUX 34	ESSNTL AUX 33
	7/25/2018	Non-Contr Auxiliaries	SE Science- Roadway Engineering	Surv/Engin/Prof	\$19,875.00	Paid by Pioneer Title Escrow	\$19,875.00	PD MDP YLH 50/40/10	ESSNTL AUX 37, 38	ESSNTL AUX 36	ESSNTL AUX 33
	7/24/2018	Non-Contr Auxiliaries	Payne Engineering (Lighting)	Surv/Engin/Prof	\$6,500.00	Paid by Pioneer Title Escrow	\$6,500.00	PD MDP YLH 50/40/10	ESSNTL AUX 41	ESSNTL AUX 40	ESSNTL AUX 39
	7/26/2018	Non-Contr Auxiliaries	MTI Testing	Surv/Engin/Prof	\$5,024.06	Paid by Pioneer Title Escrow	\$5,024.06	PD MDP YLH 50/40/10	ESSNTL AUX 44, 45, 46	ESSNTL AUX 43	ESSNTL AUX 42
	7/26/2018	Non-Contr Auxiliaries	MTI Testing	Surv/Engin/Prof	\$4,798.83	Paid by Pioneer Title Escrow	\$4,798.83	PD MDP YLH 50/40/10	ESSNTL AUX 48, 49	ESSNTL AUX 47	ESSNTL AUX 42
	7/26/2018	Non-Contr Auxiliaries	MTI Testing	Surv/Engin/Prof	\$4,838.96	Paid by Pioneer Title Escrow	\$4,838.96	PD MDP YLH 50/40/10	ESSNTL AUX 51, 52	ESSNTL AUX 50	ESSNTL AUX 42
	8/10/2018	Non-Contr Auxiliaries	Creek Hollow Survey	Surv/Engin/Prof	\$23,660.00	Paid by Pioneer Title Escrow	\$23,660.00	PD MDP YLH 50/40/10	ESSNTL AUX 55	ESSNTL AUX 54	ESSNTL AUX 53
	8/14/2018	Non-Contr Auxiliaries	MTI Testing	Surv/Engin/Prof	\$6,563.15	Paid by Pioneer Title Escrow	\$6,563.15	PD MDP YLH 50/40/10	ESSNTL AUX 58, 59, 60	ESSNTL AUX 57	ESSNTL AUX 56
	10/17/2018	Non-Contr Auxiliaries	SE Science- Roadway Engineering	Surv/Engin/Prof	\$34,040.00	Paid by Pioneer Title Escrow	\$34,040.00	PD MDP YLH 50/40/10	ESSNTL AUX 63, 64	ESSNTL AUX 62	ESSNTL AUX 61
	11/27/2018	Non-Contr Auxiliaries	HartSafe	Utils/Materials	\$15,850.00	Paid by Pioneer Title Escrow	\$15,850.00	PD MDP YLH 50/40/10	ESSNTL AUX 66	ESSNTL AUX 67	MBQ approved, Project Final
	11/27/2018	Non-Contr Auxiliaries	NGSS	Utils/Materials	\$13,105.84	Paid by Pioneer Title Escrow	\$13,105.84	PD MDP YLH 50/40/10	ESSNTL AUX 69	ESSNTL AUX 70	MBQ approved, Project Final
	11/27/2018	Non-Contr Auxiliaries	Creek Hollow Survey	Surv/Engin/Prof	\$24,462.50	Paid by Pioneer Title Escrow	\$24,462.50	PD MDP YLH 50/40/10	ESSNTL AUX 73-79	ESSNTL AUX 72	ESSNTL AUX 71
	11/27/2018	Non-Contr Auxiliaries	SE Science- Roadway Engineering	Surv/Engin/Prof	\$36,707.50	Paid by Pioneer Title Escrow	\$36,707.50	PD MDP YLH 50/40/10	ESSNTL AUX 82, 83, 84	ESSNTL AUX 81	MBQ approved, Project Final
	12/18/2018	Non-Contr Auxiliaries	MTI	Surv/Engin/Prof	\$47,014.06	Paid by Pioneer Title Escrow	\$47,014.06	PD MDP YLH 50/40/10	ESSNTL AUX 87	ESSNTL AUX 86	MBQ approved, Project Final
					Subtotal	\$922,172.90					
					Payment to MDP	\$368,869.16					
					Payment to PD	\$461,086.45					
					Payment to Young LH	\$92,217.29					

SUMMARY OF REQUEST	GROSS AMOUNT	PAYABLE TO MDP	PAYABLE TO PD	PAYABLE TO YOUNG LH
REQUEST 1: ROW	\$521,262.01	\$282,137.60	\$168,590.01	\$70,534.40
REQUEST 2: BASE CONSTRUCTION CONTR	\$3,842,073.00	\$1,626,906.13	\$1,808,440.34	\$406,726.53
REQUEST 3: CONST CHANGE ORDER PARTIAL	\$399,807.67	\$319,846.14		\$79,961.53
REQUEST 4: ESSENTIAL NON-CONTR AUX	\$922,172.90	\$368,869.16	\$461,086.45	\$92,217.29
TOTAL REQUEST	\$5,685,315.58	\$2,597,759.03	\$2,438,116.80	\$649,439.76



1. Right-of-Way (ROW) Acquisition and Related Costs



AUTHORIZATION TO RELEASE HOLDBACK FUNDS

Date: May 3, 2018

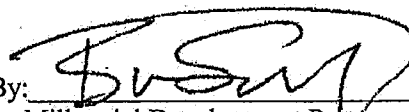
Parties: Town Center JV/Portneuf Health Trust

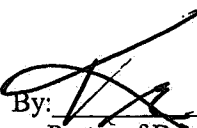
Property: Bare Land, nna Olympus Drive, Pocatello, ID 83201
File No. 633800

The undersigned hereby authorize the release of funds, held currently with a Holdback Agreement, in the amount of \$141,000.00, for reimbursement of expenses incurred and work performed. Said funds are to be payable and released to:

- Town Center JV

Town Center JV, a general partnership, being comprised of Millennial Development Partners, LLC and Portneuf Development, LLC herewith certifies that the funds were expended in direct support of Project.

By: 
Millennial Development Partners, LLC
Arvil E. Swaney, Managing Member

By: 
Portneuf Development, LLC
Kenneth D. Pape, Chief Executive Manager

Portneuf Health Trust, Inc.

By: 
Shaun Menchaca, President

The City of Pocatello

By: 
Name: Merrill Quayle
Title: Public Works/Development Engineer.

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1725
ATE: 5/14/2018 FILE: 633800 CHECK AMOUNT: \$141,000.00
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, be... SETTLEMENT DATE: 10/10/2017
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: Town Center JV, a general partnership comprised of
14/2018: Disbursement to Town Center JV, a general partnership, being comprised of Millennial Development Par \$141,000.00

ioneer Title Company of Bannock County Citizens Community Bank 1725
35 North Arthur Avenue Escrow Trust Account
ocatello, ID 83204 280 South Arthur Ave.
Pocatello, ID 83204 May 14, 2018
92-377/1241

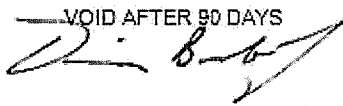
VOID

AY One Hundred Forty One Thousand and 00/100 \$141,000.00 Dollars

O THE Town Center JV, a general partnership comprised of
RDER Millennial Development Partners, LLC &
F and Portneuf Development, LLC
Pocatello, ID 83202

MEMO 633800

VOID AFTER 90 DAYS



⑈ 17250 ⑈ ⑆ 124 103773⑆ 1030500001224 ⑈

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1725
ATE: 5/14/2018 FILE: 633800 CHECK AMOUNT: \$141,000.00
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, be... SETTLEMENT DATE: 10/10/2017
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: Town Center JV, a general partnership comprised of
14/2018: Disbursement to Town Center JV, a general partnership, being comprised of Millennial Development Par \$141,000.00

File No./Escrow No.: 633800
Officer/Escrow Officer: Stacy Kono

Pioneer Title Company of Bannock
County
135 N. Arthur Ave.
Pocatello, ID 83204
(208)233-9595

The logo for Pioneer Title Co. features a blue circle with the letters "PTC" in white. To the right of the circle, the text "PioneerTitleCo." is written in blue, with "Pioneer" and "TitleCo." on separate lines. Below "PioneerTitleCo." is the tagline "GOING BEYOND" in a smaller, blue, sans-serif font.

Property Address: BARE LAND, NNA OLYMPUS DRIVE
POCATELLO, ID 83201 (BANNOCK)
(R3853000300, R3853000100)

Legal Desc:

PARCEL 1
COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO AND RUNNING THENCE S 39°23'54" E 398.18 FEET; WHICH IS THE POINT OF BEGINNING.
AND RUNNING THENCE N 90°00'00" W 714.72 FEET; THENCE S 01°05'15" W 371.93 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 950.00 FEET, HAVING A CHORD S 06°03'11" E 236.18 FEET, A CENTRAL ANGLE 14°16'53" AND AN ARC LENGTH 236.79 FEET; THENCE N 90°00'00" E 699.36 FEET; THENCE N 00°14'03" W 606.73 FEET; TO THE POINT OF BEGINNING.

PARCEL 2
COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO AND RUNNING THENCE S 15°35'39" E 949.37 FEET; WHICH IS THE POINT OF BEGINNING.
AND RUNNING THENCE N 90°00'00" W 699.36 FEET; THENCE IN A SOUTHEASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 950.00 FEET, HAVING A CHORD S 23°53'27" E 352.67 FEET, A CENTRAL ANGLE 21°23'39" AND AN ARC LENGTH 354.73 FEET; THENCE IN A SOUTHEASTERLY DIRECTION WITH A REVERSE TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 2050.00 FEET, HAVING A CHORD S 33°26'40" E 81.83 FEET, A CENTRAL ANGLE 02°17'14" AND AN ARC LENGTH 81.83 FEET; THENCE N 79°06'07" E 522.04 FEET; THENCE N 00°14'03" W 292.04 FEET; TO THE POINT OF BEGINNING.

PARCEL 3
COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO AND RUNNING THENCE S 89°53'42" E 251.48 FEET; WHICH IS THE POINT OF BEGINNING.
AND RUNNING THENCE N 89°53'42" W 633.91 FEET; THENCE IN A SOUTHWESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 74.98 FEET, HAVING A CHORD S 45°35'18" W 105.14 FEET, A CENTRAL ANGLE 89°02'00" AND AN ARC LENGTH 116.51 FEET; THENCE S 01°05'15" W 234.86 FEET; THENCE N 90°00'00" E 714.72 FEET; THENCE N 00°14'03" W 307.24 FEET; TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AND FOR UNDERGROUND WATER, SEWER AND UTILITY LINES FOR THE BENEFIT OF PARCELS 1, 2 AND 3 DESCRIBED ABOVE, SAID EASEMENTS BEING DESCRIBED AS FOLLOWS:
EASEMENT TRACT A:
A STRIP OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BEING A PORTION OF THE LAND DESCRIBED IN DEED INSTRUMENT 21612701, OF THE RECORDS OF BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 1, BEING MARKED BY A 2" ALUMINUM CAP IN A CITY OF POCATELLO STANDARD VAULT, AND RECORDED UNDER CORNER PERPETUATION AND FILING RECORD INSTRUMENT 800761 OF THE RECORDS OF BANNOCK COUNTY, THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°53'23" WEST ALONG THE SOUTH LINE OF SAID SECTION 1 A DISTANCE OF 50.00 FEET;
THENCE NORTH 00°02'30" EAST, A DISTANCE OF 248.42 FEET, TO A POINT OF TANGENCY OF A 1950.00 FOOT RADIUS CURVE, FROM SAID POINT THE RADIUS BEARS NORTH 89°57'30" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 34°37'47", AND AN ARC DISTANCE OF 1178.59 FEET, TO A POINT OF REVERSE CURVATURE, FROM SAID POINT THE RADIUS BEARS NORTH 55°24'43" EAST;
THENCE NORTHWESTERLY ALONG A 1050.00 FOOT RADIUS CURVE, THRU A CENTRAL ANGLE OF 35°40'32", AND AN ARC DISTANCE OF 653.79 FEET, TO A POINT OF TANGENCY;
THENCE NORTH 01°05'15" EAST, A DISTANCE OF 577.00 FEET, TO A POINT OF TANGENCY OF A 100.00 FOOT RADIUS CURVE, FROM SAID POINT THE RADIUS BEARS NORTH 88°54'45" WEST;
THENCE NORTHWESTERLY ALONG SAID CURVE, THRU A CENTRAL ANGLE OF 90°58'27", AND AN ARC DISTANCE OF 158.78 FEET TO A POINT OF CUSP, FROM SAID POINT THE RADIUS BEARS SOUTH 00°06'49" WEST, ALSO SAID POINT BEING ON THE LATITUDINAL CENTERLINE OF SECTION 1;

THENCE SOUTH 89°54’40” EAST, ALONG THE LATITUDINAL CENTERLINE OF SECTION 1, A DISTANCE OF 300.00 FEET, TO A POINT OF CUSP OF A 100.00 FOOT RADIUS CURVE, WHOSE CENTER BEARS SOUTH 00°05’20” WEST;
THENCE SOUTHWESTERLY ALONG SAID CURVE, THRU A CENTRAL ANGLE OF 89°00’05”, AND AN ARC DISTANCE OF 155.34 FEET, TO A POINT OF TANGENCY;
THENCE SOUTH 01°05’15” WEST, A DISTANCE OF 582.23 FEET, TO A POINT OF TANGENCY OF A 950.00 FOOT RADIUS CURVE, FROM SAID POINT THE CENTER BEARS SOUTH 88°54’46” EAST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 35°40’32”, AND AN ARC DISTANCE OF 591.52 FEET, TO A POINT OF REVERSE CURVATURE, OF A 2050.00 FOOT RADIUS CURVE, FROM SAID POINT THE RADIUS BEARS SOUTH 55°24’43” WEST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 21°31’08”, AND AN ARC DISTANCE OF 769.93 FEET, TO A POINT OF NON-TANGENCY, ON THE MERIDIONAL CENTERLINE OF SECTION 1, FROM SAID POINT THE CENTER BEARS, SOUTH 76°55’51” WEST;
THENCE SOUTH 00°14’04” EAST ALONG THE MERIDIONAL CENTERLINE OF SECTION 1 A DISTANCE OF 713.28 FEET TO THE TRUE POINT OF BEGINNING.

EASEMENT TRACT B:
A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 1, BEING A 3 INCH BCM PER CORNER PERPETUATION RECORDED AS INST. NO. 20520364 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY, THENCE NORTH 89°54’05” EAST, ALONG THE SOUTH LINE OF SECTION 1, A DISTANCE OF 50.00 FEET;
THENCE NORTH 0°02’30” EAST A DISTANCE OF 248.16 FEET TO A POINT OF CURVATURE OF A 2050.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 89°57’30” WEST;
THENCE FOLLOWING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°06’37” FOR AN ARC LENGTH OF 469.08 FEET (THE CHORD OF SAID CURVE BEARS NORTH 6°30’49” WEST A DISTANCE OF 468.05 FEET) TO A POINT OF NON-TANGENCY ON THE MERIDIONAL CENTERLINE OF SECTION 1;
THENCE SOUTH 0°14’03” EAST, ALONG THE MERIDIONAL CENTERLINE OF SECTION 1, A DISTANCE OF 713.28 FEET TO THE POINT OF BEGINNING.

Buyer: PORTNEUF HEALTH TRUST, INC.
500 South 11th Avenue, Suite 503
Pocatello, ID 83201

Seller: TOWN CENTER JV, A GENERAL PARTNERSHIP, BEING COMPRISED OF MILLENNIAL DEVELOPMENT PARTNERS, LLC AND PORTNEUF DEVELOPMENT, LLC
4990 Valenty Drive
Chubbuck, ID 83202

TOWN CENTER JV, A GENERAL PARTNERSHIP, BEING COMPRISED OF MILLENNIAL DEVELOPMENT PARTNERS, LLC AND PORTNEUF DEVELOPMENT, LLC
4990 Valenty Drive
Pocatello, ID 83202

Lender: Private Lender

Settlement Date: 10/10/2017
Disbursement Date: 10/12/2017

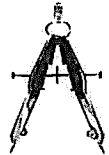
Description		Seller	
	Lender	Debit	Credit
Deposits, Credits, Debits			
Sale Price of Property			\$8,000,000.00
Option Price		\$100,000.00	
Seller Financing to Town Center Joint Venture		\$3,500,000.00	
Net Proceeds to Millennial Development Partners, LLC		\$100,000.00	
Net Proceeds to Town Center JV, a general partnership, being comprised of Millennial Development		\$161,254.99	
Bob Hart Acquisition		\$1,038,551.41	
Funds Due from Millennial from Town Center JV, a general partnership, being comprised of Millennial Development Partners, LLC and Portneuf Development, LLC			\$200,000.00
Funds Due from Millennial			\$500,000.00
Prorations			
County Taxes R3853000300 10/13/2017 to 1/1/2018 @ \$224.01/Year			\$49.01
County Taxes R3853000100 10/13/2017 to 1/1/2018 @ \$33.39/Year			\$7.41
Payoffs			
Net Payoff to David Hart		\$73,043.33	
Principal: \$73,043.33			
Net Payoff to Jim Hart		\$146,086.67	
Principal: \$146,086.67			
Net Payoff to David Hart		\$32,696.67	
Principal: \$32,696.67			
Net Payoff to Jim Hart		\$65,393.34	
Principal: \$65,393.34			

Reimburse for Bob Hart ROW purchase to Millennial Development Partners, LLC		\$10,368.00	
Principal: \$10,368.00			
Reimburse for Rupp ROW 1 purchase to Millennial Development Partners, LLC		\$271,804.00	
Principal: \$271,804.00			
Bob Hart JV Takedown to First American Title		\$120,853.00	
Principal: \$120,853.00			
Title Charges			
Title - Lender's Title Insurance to Pioneer Title Company of Bannock County			
Title - Owner's Title Insurance to Pioneer Title Company of Bannock County		\$14,650.00	
Title - Settlement or closing fee to Pioneer Title Company of Bannock County		\$3,649.02	
Additional Settlement Charges			
2017 County Taxes R3853000100 7 AC to Bannock County Treasurer \$33.39		\$33.39	
2017 County Taxes R3853000300 19ac to Bannock County Treasurer \$224.01		\$224.01	
ROAD HOLDBACK to Portneuf Health Trust, Inc. \$3,400,000.00		\$3,400,000.00	
	P.O.C.	Debit	Credit
Subtotals	\$0.00	\$9,038,607.83	\$8,700,056.42
Due From Seller			\$338,551.41
Totals	\$0.00	\$9,038,607.83	\$9,038,607.83

2. Base Construction Contract



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



July 11, 2018

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

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

Stacy:

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

- ✓ Jack B. Parson Companies_ Invoice No. 518017.1 dated 7/6/2018 for \$950,906.00
- ✓ Jack B. Parson Companies_ Invoice No. 518017.2 dated 7/6/2018 for \$126,700.00
- ✓ Creek Hollow & Associates_ Invoice No. 028.18 dated 5/7/2018 for \$2,835.00
- ✓ Material Testing & Inspection_ Invoice No. 154858 dated 7/2/2018 for \$4,838.96
- ✓ s. e. science_ Invoice No. 18037 dated 7/9/2018 for \$19,875.00

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

Feel free to contact me at 208-234-6228 or mquayle@pocatello.us if you need any further information.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Merril Quayle".

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

Cc: City file



**JACK B. PARSON
COMPANIES**

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

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

**To: JBP Poc Cash Sales - Constructio
Do Not Mail**

Job Information:

**NORTHGATE PRKWY AND OLYMPUS RD
EXTENSION**

Item - Description	Units		Unit Price	Total
CW03 - 12" PVC	1,100.000	LF	55.000	60,500.00
CW05 - 12" TEE	1.000	EA	965.000	965.00
CW07 - 12" GATE VALVE	2.000	EA	2,135.000	4,270.00
CW08 - 12" THRUST BLOCK	2.000	EA	605.000	1,210.00
CW12 - FIRE HYDRANT ASSEMBLY	1.000	EA	6,101.000	6,101.00
EC01 - TRACK-ON TRACK-OFF PAD	625.000	SF	4.000	2,500.00
EC02 - SILT FENCE	125.000	LF	4.000	500.00
ES01 - SITE GRUBBING	690,000.000	SF	0.090	62,100.00
ES02 - EARTHWORK SITE CUT AND FILL	8,250.000	CY	8.150	67,237.50
ES03 - CURB AND GUTTER PREP (BASE ONLY)	5,000.000	LF	4.000	20,000.00
ES05 - FINE GRADE SUBGRADE AND COMPACTION	517,500.000	SF	0.100	51,750.00
ES06 - CONTOURING OF MICRO DETENTION/RETENTION BASIN AND SWALE	10.000	EA	1,850.000	18,500.00
ES07 - 4 OZ WOVEN FABRIC	210,000.000	SF	0.100	21,000.00
ES08 - COMPACTED SUBBASE COURSE	7,000.000	CY	23.000	161,000.00
ES09 - TENSAR TX7	210,000.000	SF	0.550	115,500.00
ES10 - COMPACTED BASE COURSE	4,500.000	CY	32.000	144,000.00
ES20 - MOBILIZATION	0.500	LSU	41,675.000	20,837.50
SD05 - DEEP MANHOLE	1.000	EA	7,225.000	7,225.00
SD08 - 24" N-12 ADS	250.000	LF	52.000	13,000.00
SD09 - 36" N-12 ADS	250.000	LF	76.000	19,000.00
SD10 - 24" RCP	255.000	LF	82.000	20,910.00
SS01 - SEWER MANHOLE DEPTH 6'-10'	2.000	EA	4,755.000	9,510.00
SS02 - SEWER MANHOLE DEPTH 10'-14'	2.000	EA	5,825.000	11,650.00

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

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

Customer Name: JBP Poc Cash Sales - Constructio

Customer No: 600000

Invoice Number: 518017.1

Invoice Amount: 950,906.00

Contract No: 518017

Amount Remitted: _____



JACK B. PARSON
COMPANIES

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

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

To : JBP Poc Cash Sales - Constructio
Do Not Mail

Job Information:

**NORTHGATE PRKWAY AND OLYMPUS RD
EXTENSION**

Item - Description	Units	Unit Price	Total
SS03 - SEWER MANHOLE DEPTH 14'-18'	2.000 EA	6,895.000	13,790.00
SS07 - 12" SDR 35 PIPE	950.000 LF	46.000	43,700.00
SS08 - 18" SDR 35 PIPE	725.000 LF	59.000	42,775.00
SS09 - 24" STEEL CASING	65.000 LF	175.000	11,375.00

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

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

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

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

Customer Name: JBP Poc Cash Sales - Constructio

Customer No: 600000

Invoice Number: 518017.1

Invoice Amount: 950,906.00

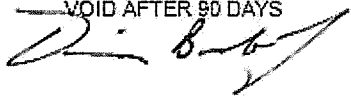
Contract No: 518017

Amount Remitted: _____

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1781
ATE: 7/11/2018 FILE: 633800 CHECK AMOUNT: \$950,906.1
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, be... SETTLEMENT DATE: 10/10/2017
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: Jack B. Parson Companies
7/11/2018: Disbursement to Jack B. Parson Companies: Invoice 518017.1 \$950,906.1

ioneer Title Company of Bannock County Citizens Community Bank 1781
35 North Arthur Avenue Escrow Trust Account
Pocatello, ID 83204 280 South Arthur Ave.
Pocatello, ID 83204 July 11, 2017
92-377/1241
\$950,906.1
AY Nine Hundred Fifty Thousand Nine Hundred Sixty and 00/100 ***** Dollars

TO THE Jack B. Parson Companies
ORDER 10200 Batiste Rd
FROM Pocatello, ID 83205
MEMO 633800, Invoice 518017.1

VOID AFTER 90 DAYS


⑈ 17817⑈ ⑆ 124103773⑆1030500001224⑈

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1781
ATE: 7/11/2018 FILE: 633800 CHECK AMOUNT: \$950,906.1
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, be... SETTLEMENT DATE: 10/10/2017
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: Jack B. Parson Companies
7/11/2018: Disbursement to Jack B. Parson Companies: Invoice 518017.1 \$950,906.1

PAYMENT REQUEST

To: Pioneer Title Company

Please issue payment to Jack B Parson Companies

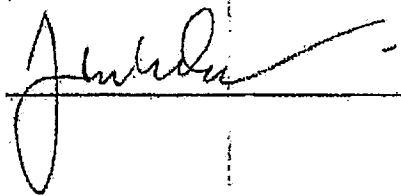
In the amount of \$126,700.00 per the attached invoice. The completion of the work for the attached invoice has been completed.

The funds shall be paid from the following account:

☒ Pedestrian Infrastructure Project Disbursement

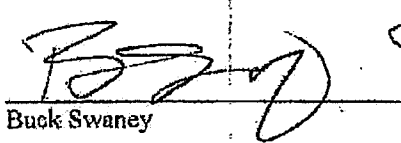
☐ Road Project Disbursement

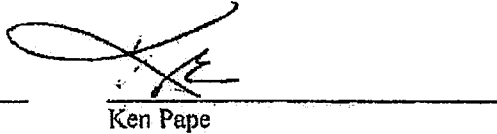
Contractor

 Jack B. Parson Companies.

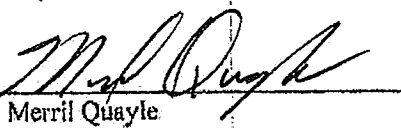
Approved:

Town Center JV


Buck Swaney


Ken Pape

City of Pocatello


Merril Quayle



JACK B. PARSON
COMPANIES

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

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

To: JBP Poc Cash Sales - Constructio
Do Not Mail

Job Information:

NORTHGATE PRKWY AND OLYMPUS RD
EXTENSION

Item - Description	Units	Unit Price	Total
C06 - 20' SPAN X 10' RISE HS20 PRECAST 3-SIDED STIFF LEG BRIDGE	75.000 LF	1,536.000	115,200.00
ES04 - SIDEWALK PREP (BASE ONLY)	5,000.000 SF	2.300	11,500.00

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

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

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

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

Customer Name: JBP Poc Cash Sales - Constructio

Customer No: 600000

Invoice Number: 518017.2

Invoice Amount: 126,700.00

Contract No: 518017

Amount Remitted: _____

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

1781

ATE: 7/11/2018

FILE: 633800

CHECK AMOUNT: \$126,700.00

UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, be... SETTLEMENT DATE: 10/10/2017

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

AYEE: Jack B. Parson Companies

7/11/2018: Disbursement to Jack B. Parson Companies: Invoice 518017.2

\$126,700.00

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

Citizens Community Bank

1781

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

July 11, 2018

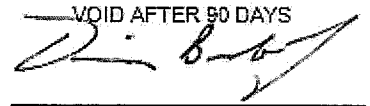
\$126,700.00

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

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

MEMO 633800, Invoice 518017.2

VOID AFTER 90 DAYS



⑈ 17816 ⑈ ⑆ 124103773⑆1030500001224⑈

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

1781

ATE: 7/11/2018

FILE: 633800

CHECK AMOUNT: \$126,700.00

UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, be... SETTLEMENT DATE: 10/10/2017

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

AYEE: Jack B. Parson Companies

7/11/2018: Disbursement to Jack B. Parson Companies: Invoice 518017.2

\$126,700.00



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



August 24, 2018

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

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

Stacy:

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

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

Please release the funds for this invoices.

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

Feel free to contact me at 208-234-6228 or mquayle@pocatello.us if you need any further information.

Thank you.

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

Cc: City file

PAYMENT REQUEST

To: Pioneer Title Company

Please issue payment to Jack B Parson Companies

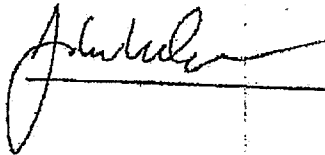
In the amount of \$434,971.00 per the attached invoice. The completion of the work for the attached invoice has been completed.

The funds shall be paid from the following account:

☒ Pedestrian Infrastructure Project Disbursement

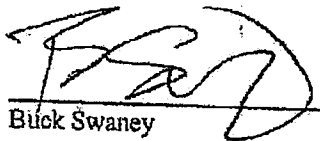
☐ Road Project Disbursement

Contractor

 - Jack B. Parson Companies

Approved:

Town Center JV


Buck Swaney


Ken Pape

City of Pocatello


Merril Quayle

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1847
ATE: 9/14/2018 FILE: 633800 CHECK AMOUNT: \$434,971.1
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, be... SETTLEMENT DATE: 10/10/2017
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: Jack B. Parson Companies
14/2018: Disbursement to Jack B. Parson Companies: Invoice 518017.6 \$434,971.1

ioneer Title Company of Bannock County Citizens Community Bank 1847
35 North Arthur Avenue Escrow Trust Account
ocatello, ID 83204 280 South Arthur Ave.
Pocatello, ID 83204
September 14, 2017
92-377/1241

VOID

AY Four Hundred Thirty Four Thousand Nine Hundred Seven One and 1/100 ***** \$434,971.1
Dolla

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

VOID AFTER 90 DAYS


11 18474 11 12 124 103773 103050000 1224 11

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1847
ATE: 9/14/2018 FILE: 633800 CHECK AMOUNT: \$434,971.1
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, be... SETTLEMENT DATE: 10/10/2017
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: Jack B. Parson Companies
14/2018: Disbursement to Jack B. Parson Companies: Invoice 518017.6 \$434,971.1



JACK B. PARSON
COMPANIES

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

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

To :
Town Center JV-Tunnel

Job Information:
**NORTHGATE PRKWAY AND OLYMPUS RD
EXTENSION**

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

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

- For Sub - Millennial
- Rd

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

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

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

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

Amount Remitted: _____

PAYMENT REQUEST

To: Pioneer Title Company

Please issue payment to Jack B. Parson Companies

In the amount of \$ 1,496,867.20 per the attached invoice. The completion of the work for the attached invoice has been completed.

The funds shall be paid from the following account:

 Pedestrian Infrastructure Project Disbursement

X Road Project Disbursement

Contractor

Jack B. Parson Companies

Approved:

Town Center JV

Buck Swaney

Ken Pape

City of Pocatello

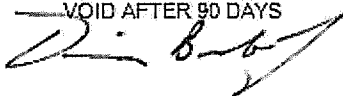
Merril Quayle
Merril Quayle

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1847
ATE: 9/14/2018 FILE: 633800 CHECK AMOUNT: \$1,496,867.:
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, b... SETTLEMENT DATE: 10/10/2017
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: Jack B. Parson Companies
14/2018: Disbursement to Jack B. Parson Companies: Invoice 518017.5 \$1,496,867.:

ioneer Title Company of Bannock County Citizens Community Bank 1847
35 North Arthur Avenue Escrow Trust Account
ocatello, ID 83204 280 South Arthur Ave.
Pocatello, ID 83204
September 14, 2018
92-377/1241

VOID \$1,496,867.:
AY One Million Four Hundred Ninety Six Thousand Eight Hundred Sixty Seven and 2/100 ***** Dollars

O THE Jack B. Parson Companies
RDER 10200 Batiste Rd
F Pocatello, ID 83205
MEMO 633800, Invoice 518017.5

VOID AFTER 90 DAYS


⑈ 18475⑈ ⑆ 124103773⑆1030500001224⑈

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1847
ATE: 9/14/2018 FILE: 633800 CHECK AMOUNT: \$1,496,867.:
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, b... SETTLEMENT DATE: 10/10/2017
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: Jack B. Parson Companies
14/2018: Disbursement to Jack B. Parson Companies: Invoice 518017.5 \$1,496,867.:



JACK B. PARSON
COMPANIES

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

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

To :
Town Center JV

Job Information:
NORTHGATE PRKWY AND OLYMPUS RD
EXTENSION

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

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

Handwritten: - ESD Millennial
P.D.

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

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

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

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

Amount Remitted: _____

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

19259

DATE: 12/27/2018

FILE: 633800

CHECK AMOUNT: \$607,436.47

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, be... SETTLEMENT DATE: 10/10/2017

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

PAYEE: Jack B. Parson Companies

12/27/2018: Disbursement to Jack B. Parson Companies: Town Center JV Road construction payment

\$607,436.47

Pioneer Title Company of Bannock County
135 North Arthur Avenue
Pocatello, ID 83204

Citizens Community Bank

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

19259

December 27, 2018

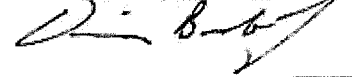
VOID

\$607,436.47

PAY Six Hundred Seven Thousand Four Hundred Thirty Six and 47/100 ***** Dollars

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

VOID AFTER 90 DAYS



MEMO 633800, Town Center JV Road construction payment

⑈ 19259⑈ ⑆ 124 103773⑆ 103050000 1224⑈

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

19259

DATE: 12/27/2018

FILE: 633800

CHECK AMOUNT: \$607,436.47

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, be... SETTLEMENT DATE: 10/10/2017

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

PAYEE: Jack B. Parson Companies

12/27/2018: Disbursement to Jack B. Parson Companies: Town Center JV Road construction payment

\$607,436.47

AR MMG Check Inquiry

Check Number: 19259

Check No	Customer#	Name	Invoice	Invoice Paid Amt	Ck-Amt	CheckDate	AR Trans
19259	68855	GENE PETERSON CONCRETE, INC			47,361.53	09/09/2022	31795
			5904329	4,964.00			
			5904329	20,240.88			
			5905810	4,380.00			
			5905810	17,776.65			
			Invoice Paid Total	47,361.53			
19259	757005	Portneuf Builders			607,436.47	12/27/2018	446
			518017-5	19,245.75			
			518017-5	7,500.00			
			518017-5	15,800.00			
			518017-5	3,460.00			
			518017-5	61,050.00			
			518017-5	2,775.00			
			518017-5	965.00			
			518017-5	965.00			
			518017-5	19,215.00			
			518017-5	3,630.00			
			518017-5	5,250.00			
			518017-5	5,442.00			
			518017-5	8,540.00			
			518017-5	18,303.00			
			518017-5	8,965.00			
			518017-5	20,000.00			
			518017-5	11,500.00			
			518017-5	10,000.00			
			518017-5	22,200.00			
			518017-5	10,000.00			
			518017-5	80,500.00			
			518017-5	55,000.00			
			518017-5	80,000.00			
			518017-5	18,375.00			
			518017-5	3,250.00			
			518017-5	1,535.00			
			518017-5	27,160.00			
			518017-5	8,400.00			
			518017-5	25,410.00			
			518017-5	40,300.00			
			518017-5	2,707.50			
			518017-5	3,062.50			
			+ 518017-5	3,062.50			
			518017-6	8,048.22			
			518017-6	-40,000.00			
			518017-6	36,850.00			
			518017-6	3,150.00			
			518017-6	-3,250.00			
			518017-6	1,535.00			
			518017-6	1,715.00			
			518017-6	-1,750.00			
			518017-6	1,750.00			
			518017-6	-230.00			
			+ 518017-6	-3,950.00			
			Invoice Paid Total	607,436.47			
19259	252153	SUMMIT LINE CONSTRUCTION			36,215.87	01/06/2017	7891
			4230054	636.30			
			4232097	320.00			

= \$603,568.25

= \$3,868.22

3. Construction Change Orders



IDAHO MATERIALS
A CONSTRUCTION COMPANY

Idaho Materials & Construction - Pocatello
10200 Batiste Road
Pocatello, ID 83205

Invoice No: 518017-6
Invoice Date: 10/29/2018
Contract: 518017
Customer No: 757005
Terms: Net 30 Days
Due Date: 11/28/2018
Application: 6
Invoiced Period: -
Customer PO:
Customer Ref: NG1 2018

To: Portneuf Builders
4990 Valenty Road, Ste H
Chubbuck, ID 83202

Page 1 of 3

Job Name: NORTHGATE PRKWAY AND OLYMPUS RD EXTENSION

Item	Description	Contract			Completed to Date			Current Invoice	
		Units	U/M	Unit Price	Amount	Units	Amount	%	Units Amount
05	Curb & Gutter for the City	0.00	LF	1.00	18,600.00	18,600.00	18,600.00	100.00	0.00 0.00
10	3" Asphalt Paving for the city	0.00	SF	1.00	30,600.00	30,600.00	30,600.00	100.00	0.00 0.00
C01	CURB AND GUTTER	13,385.00	LF	11.50	153,927.50	13,385.00	153,927.50	100.00	3,385.00 38,927.50
C02	CONCRETE SCUPPER	84.00	EA	105.00	8,820.00	84.00	8,820.00	100.00	20.00 2,100.00
C03	CURB WALL	7,660.00	LF	11.50	88,090.00	7,660.00	88,090.00	100.00	1,660.00 19,090.00
C04	SIDEWALK	18,500.00	SF	4.65	86,025.00	18,500.00	86,025.00	100.00	9,500.00 44,175.00
C05	DRIVE APPROACH	225.00	SF	6.50	1,462.50	225.00	1,462.50	100.00	110.00 715.00
C06	20' SPAN X 10' RISE HS20 PRECAST 3-SIDED	149.00	LF	1,536.00	224,327.00	150.00	230,400.00	102.71	0.00 0.00
C07	BRIDGE HEADWALLS	2.00	EA	5,999.00	11,998.00	2.00	11,998.00	100.00	1.00 5,999.00
C08	BRIDGE WELD PLATES AND EXTERNAL JOINT	15.00	EA	775.00	11,625.00	15.00	11,625.00	100.00	0.00 0.00
C09	BRIDGE CAST IN PLACE WINGWALLS	5.00	EA	5,999.00	48,520.00	4.00	23,996.00	49.46	1.00 5,999.00
C10	BRIDGE CAST IN PLACE FLOOR	3,001.00	SF	18.00	147,585.00	3,000.00	54,000.00	36.59	0.00 0.00
C11	PED TUNNEL COST CHANGES	2.00	LSU	117,036.00	5,000.00	1.00	117,036.00	2,340.72	1.00 117,036.00
AP01	ASPHALT PAVING 4" CLASS III	385,500.00	SF	1.70	646,425.00	380,250.00	646,425.00	100.00	180,250.00 306,425.00
AP02	ASPHALT PAVING (PATCHING)	3,000.00	SF	5.00	15,000.00	3,000.00	15,000.00	100.00	1,500.00 7,500.00
AP04	ASPHALT PAVING (TRAIL)	20,000.00	SF	1.58	31,600.00	20,000.00	31,600.00	100.00	10,000.00 15,800.00
CT01	SEPTEMBER 15TH TIME EXTENSION	1.00	LSU	-40,000.00	-40,000.00	1.00	-40,000.00	100.00	1.00 -40,000.00
CW01	CONNECTION TO EXISTING WATER	2.00	EA	2,558.00	5,116.00	2.00	5,116.00	100.00	0.00 0.00
CW02	12 X 12 X 6 TEE	8.00	EA	865.00	6,920.00	8.00	6,920.00	100.00	0.00 0.00
CW03	12" PVC	5,780.00	LF	55.00	281,050.00	5,105.00	280,775.00	99.90	670.00 36,850.00
CW04	12" BEND	5.00	EA	925.00	4,625.00	5.00	4,625.00	100.00	0.00 0.00
CW05	12" TEE	12.00	EA	965.00	7,720.00	8.00	7,720.00	100.00	4.00 3,860.00
CW06	12" CROSS	2.00	EA	965.00	1,930.00	2.00	1,930.00	100.00	0.00 0.00
CW07	12" GATE VALVE	39.00	EA	2,135.00	64,050.00	30.00	64,050.00	100.00	9.00 19,215.00
CW08	12" THRUST BLOCK	11.00	EA	605.00	6,655.00	11.00	6,655.00	100.00	0.00 0.00
CW09	12" CAP AND THRUST BLOCK	12.00	EA	875.00	10,500.00	12.00	10,500.00	100.00	0.00 0.00
CW10	6" D.I.P	240.00	LF	45.35	10,884.00	240.00	10,884.00	100.00	0.00 0.00
CW11	6" GATE VALVE	8.00	EA	2,135.00	17,080.00	8.00	17,080.00	100.00	0.00 0.00
CW12	FIRE HYDRANT ASSEMBLY	14.00	EA	6,101.00	67,111.00	11.00	67,111.00	100.00	3.00 18,303.00
CW13	1.5" WATER METER AND PIPING	1.00	EA	5,044.00	5,044.00	1.00	5,044.00	100.00	0.00 0.00
CW15	IRRIGATION FEED	2.00	LSU	250.00	20,000.00	1.00	250.00	1.25	1.00 250.00
EC01	TRACK-ON TRACK-OFF PAD	1,250.00	SF	4.00	5,000.00	1,250.00	5,000.00	100.00	625.00 2,500.00
EC02	SILT FENCE	250.00	LF	4.00	1,000.00	250.00	1,000.00	100.00	125.00 500.00
ES01	SITE GRUBBING	690,000.00	SF	0.09	62,100.00	690,000.00	62,100.00	100.00	0.00 0.00
ES02	EARTHWORK SITE CUT AND FILL	11,000.00	CY	8.15	89,650.00	11,000.00	89,650.00	100.00	1,650.00 13,447.50
ES03	CURB AND GUTTER PREP (BASE ONLY)	21,050.00	LF	4.00	84,200.00	21,050.00	84,200.00	100.00	6,050.00 24,200.00
ES04	SIDEWALK PREP (BASE ONLY)	18,500.00	SF	2.30	42,550.00	18,500.00	42,550.00	100.00	6,000.00 13,800.00
ES05	FINE GRADE SUBGRADE AND COMPACTION	690,000.00	SF	0.10	69,000.00	690,000.00	69,000.00	100.00	72,500.00 7,250.00
ES06	CONTOURING OF MICRO DETENTION/RETEN	44.00	EA	1,850.00	81,400.00	44.00	81,400.00	100.00	12.00 22,200.00
ES07	4 OZ WOVEN FABRIC	420,000.00	SF	0.10	42,000.00	420,000.00	42,000.00	100.00	110,000.00 11,000.00
ES08	COMPACTED SUBBASE COURSE	14,865.00	CY	23.00	341,895.00	14,865.00	341,895.00	100.00	4,365.00 100,395.00
ES09	TENSAR TX7	420,000.00	SF	0.55	231,000.00	420,000.00	231,000.00	100.00	110,000.00 60,500.00
ES10	COMPACTED BASE COURSE	12,156.00	CY	32.00	388,992.00	12,156.00	388,992.00	100.00	2,656.00 84,992.00
ES13	3-6" D50 COBBLE	150.00	CY	54.00	8,100.00	150.00	8,100.00	100.00	150.00 8,100.00



IDAHO MATERIALS
A CONSTRUCTION
ACQUISITION

Idaho Materials & Construction - Pocatello
10200 Batiste Road
Pocatello, ID 83205

Invoice No: 518017-6
Invoice Date: 10/29/2018
Contract: 518017
Customer No: 757005
Terms: Net 30 Days
Due Date: 11/28/2018
Application: 6
Invoiced Period: -
Customer PO:
Customer Ref: NG1 2018

To: Portneuf Builders
4990 Valenty Road, Ste H
Chubbuck, ID 83202

Page 2 of 3

Job Name: NORTHGATE PRKWAY AND OLYMPUS RD EXTENSION

Item	Description	Contract			Completed to Date			Current Invoice		
		Units	U/M	Unit Price	Amount	Units	Amount	%	Units	Amount
ES14	12" D50 COBBLE	10.00	CY	123.00	1,230.00	10.00	1,230.00	100.00	10.00	1,230.00
ES15	24" D50 COBBLE	21.00	CY	85.00	1,785.00	21.00	1,785.00	100.00	21.00	1,785.00
ES16	TRAFFIC CONTROL	1.00	LSU	3,825.00	3,825.00	1.00	3,825.00	100.00	0.50	1,912.50
ES17	SIGNING AND STRIPING	1.00	LSU	14,995.00	14,995.00	1.00	14,995.00	100.00	1.00	14,995.00
ES18	RANCH FENCING AND GATES	1.00	LSU	5,995.00	5,995.00	1.00	5,995.00	100.00	1.00	5,995.00
ES19	WROUGHT IRON STYLE ALUM FENCING	200.00	LF	205.00	41,000.00	200.00	41,000.00	100.00	200.00	41,000.00
ES20	MOBILIZATION	1.00	LSU	41,675.00	41,675.00	1.00	41,675.00	100.00	0.25	10,418.75
IC01	Pipe Material (internal)	0.00	EA	0.00	0.00	0.00	0.00	0.00	0.00	0.00
IC02	Precast Materials (internal)	0.00	EA	0.00	0.00	0.00	0.00	0.00	0.00	0.00
IC03	Fabric Material (internal)	0.00	EA	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SD01	STREET CURB INLET	16.00	EA	2,625.00	39,375.00	15.00	39,375.00	100.00	1.00	2,625.00
SD02	48" CURB INLET	0.00	EA	3,250.00	3,250.00	1.00	3,250.00	100.00	-1.00	-3,250.00
SD03	24" AREA INLET BOX	3.00	EA	1,535.00	3,070.00	2.00	3,070.00	100.00	1.00	1,535.00
SD04	MANHOLE	19.00	EA	3,395.00	57,715.00	17.00	57,715.00	100.00	2.00	6,790.00
SD05	DEEP MANHOLE	1.00	EA	7,225.00	7,225.00	1.00	7,225.00	100.00	0.00	0.00
SD06	12" N-12 ADS	475.00	LF	35.00	16,275.00	435.00	15,225.00	93.55	-50.00	-1,750.00
SD07	18" N-12 ADS	2,130.00	LF	42.00	71,610.00	1,705.00	71,610.00	100.00	425.00	17,850.00
SD08	24" N-12 ADS	1,625.00	LF	52.00	84,500.00	1,625.00	84,500.00	100.00	0.00	0.00
SD09	36" N-12 ADS	250.00	LF	76.00	19,000.00	250.00	19,000.00	100.00	0.00	0.00
SD10	24" RCP	255.00	LF	82.00	20,910.00	255.00	20,910.00	100.00	0.00	0.00
SD11	HEADWALL	1.00	EA	5,415.00	5,415.00	1.00	5,415.00	100.00	0.50	2,707.50
SD12	24" ENERGY DISSIPATER	1.00	EA	6,125.00	6,125.00	1.00	6,125.00	100.00	0.50	3,062.50
SD13	36" ENERGY DISSIPATER	1.00	EA	6,125.00	6,125.00	1.00	6,125.00	100.00	0.50	3,062.50
SD15	CULVERT REPLACEMENT	39.00	LF	25.00	1,000.00	40.00	1,000.00	100.00	40.00	1,000.00
SD16	TRENCH DRAIN	0.00	LSU	10,000.00	10,000.00	1.00	10,000.00	100.00	1.00	10,000.00
SL06	1 1/4" FIBER CONDUIT W PULL STRING	3,600.00	LF	3.40	12,240.00	3,600.00	12,240.00	100.00	3,600.00	12,240.00
SS01	SEWER MANHOLE DEPTH 6'-10'	4.00	EA	4,755.00	19,020.00	4.00	19,020.00	100.00	0.00	0.00
SS02	SEWER MANHOLE DEPTH 10'-14'	4.00	EA	5,825.00	23,300.00	4.00	23,300.00	100.00	0.00	0.00
SS03	SEWER MANHOLE DEPTH 14'-18'	4.00	EA	6,895.00	27,580.00	4.00	27,580.00	100.00	0.00	0.00
SS04	REMOVAL AND DISPOSAL OF EXISTING MANH	2.00	EA	1,750.00	3,500.00	2.00	3,500.00	100.00	0.00	0.00
SS05	CORE CONNECTION INTO EXISTING MANHOL	1.00	EA	1,750.00	1,750.00	1.00	1,750.00	100.00	0.00	0.00
SS06	8" SDR 35 PIPE	675.00	LF	39.00	26,325.00	675.00	26,325.00	100.00	0.00	0.00
SS07	12" SDR 35 PIPE	1,885.00	LF	46.00	86,710.00	1,885.00	86,710.00	100.00	-5.00	-230.00
SS08	18" SDR 35 PIPE	725.00	LF	59.00	42,775.00	725.00	42,775.00	100.00	0.00	0.00
SS09	24" STEEL CASING	65.00	LF	175.00	11,375.00	65.00	11,375.00	100.00	0.00	0.00
SS10	4" SEWER LATERAL	-3.00	EA	1,975.00	-1,975.00	-1.00	-1,975.00	100.00	-2.00	-3,950.00



IDAHO MATERIALS
A STAKERPARSON COMPANY

Idaho Materials & Construction - Pocatello
10200 Batiste Road
Pocatello, ID 83205

Invoice No: 518017-6
Invoice Date: 10/29/2018
Contract: 518017
Customer No: 757005
Terms: Net 30 Days
Due Date: 11/28/2018
Application: 6
Invoiced Period: -
Customer PO:
Customer Ref: NG1 2018

To: **Portneuf Builders**
4990 Valenty Road, Ste H
Chubbuck, ID 83202

Page 3 of 3

Job Name: NORTHGATE PRKWY AND OLYMPUS RD EXTENSION

Item	Description	Contract			Completed to Date			Current Invoice	
		Units	U/M	Unit Price	Amount	Units	Amount	%	Units

Original Contract	\$4,054,013.00	Subtotal	\$4,138,802.00	\$1,080,157.75
		Retainage	\$0.00	\$0.00
		Sales Tax/GRT	\$0.00	\$0.00
			\$4,138,802.00	
			Total Due This Invoice	\$1,080,157.75
If you have questions concerning this invoice please contact Darci Condrey at darci.condrey@stakerparson.com		The remittance and banking information will be changing soon to better serve you. Please watch for additional details and contact your local office with any questions at 801-409-9350.		

Remit to: Idaho Materials & Construction
2350 S 1900 W Ste. 100
Ogden, UT 84401

Customer Name: Portneuf Builders
Customer No: 757005
Invoice Number: 518017-6
Invoice Amount: 1,080,157.75
Contract No: 518017 Amount Remitted: _____

AR MMG Check Inquiry

Check Number: 1003

Check No	Customer#	Name	Ck-Amt	CheckDate	AR Trans
		Invoice	Invoice Paid Amt		
1003	252741	BLACK OPS CONCRETE CONSTRUCTIO	8,600.03	07/10/2019	18366
		4914795	780.00		
		4914795	2,961.52		
		4923172	70.00		
		4923172	199.49		
		4932245	220.00		
		4932245	762.91		
		4935327	230.00		
		4935327	818.63		
		4936434	100.00		
		4936434	294.16		
		4938061	540.00		
		4938061	1,623.32		
		Invoice Paid Total	8,600.03		
1003	213694	Chad Cada	4,349.76	07/03/2019	3960
		4946444	750.00		
		4946444	3,599.76		
		Invoice Paid Total	4,349.76		
1003	8001	INT STONE BOISE CASH SALES	230.00	06/25/2019	47449
		4961214	97.50		
		4961214	132.50		
		Invoice Paid Total	230.00		
1003	757000	MAGIC VALLEY CASH ACCOUNT	737.47	06/07/2019	19221
		4944827	125.00		
		4944827	612.47		
		Invoice Paid Total	737.47		
1003	1541	VERNAL READY MIX CASH SALES	835.36	06/06/2019	19884
		4942977	215.00		
		4942977	620.36		
		Invoice Paid Total	835.36		
1003	260027	M G Aldred Construction	223.50	06/03/2019	9058
		4926494	.033		
		4926494	223.17		
		Invoice Paid Total	223.50		
1003	262000	*WESTERN ROCK CASH SALES	1,223.27	05/18/2019	33053
		4926861	328.00		
		4926861	895.27		
		Invoice Paid Total	1,223.27		
1003	757005	Portneuf Builders	300,000.00	05/17/2019	29705
		518017-6	197,418.28		
		518017-6	7,500.00		
		518017-6	15,800.00		
		518017-6	710.00		
		518017-6	19,215.00		
		518017-6	18,303.00		
		518017-6	250.00		
		518017-6	2,500.00		

AR MMG Check Inquiry

Check Number: 1003

Check No	Customer#	Name	Ck-Amt	CheckDate	AR Trans
		Invoice	Invoice Paid Amt		
		518017-6	500.00		
		518017-6	13,447.50		
		518017-6	24,200.00		
		518017-6	156.22		
		Invoice Paid Total	300,000.00		
1003	3152	*ELSINORE AGGS CASH SALES	428.75	05/09/2019	21035
		4916795	0.80		
		4916795	0.80		
		4916795	266.30		
		4916795	15.10		
		4916795	145.75		
		Invoice Paid Total	428.75		
1003	270236	Ralph Brown Construction	2,319.94	03/22/2019	28191
		4855674	315.00		
		4855674	1,293.52		
		4865906	237.50		
		4865906	473.92		
		Invoice Paid Total	2,319.94		
1003	205176	COREY MALAN CONSTRUCTION INC	1,068.43	03/15/2019	17720
		4860973	1,068.43		
		Invoice Paid Total	1,068.43		
1003	220231	LEXINGTON CONSTRUCTION	21,239.22	03/08/2019	13635
		4854834	70.30		
		4854834	130.56		
		4856369	753.46		
		4856369	1,399.22		
		4855759	1,793.11		
		4855759	3,330.04		
		4850656	1,916.59		
		4850656	3,559.31		
		4854419	1,862.84		
		4854419	3,459.62		
		4859829	1,037.46		
		4859829	1,926.71		
		Invoice Paid Total	21,239.22		
1003	701291	ROCKWOOD CONSTRUCTION & DEVEI	719.79	02/06/2019	11148
		4836924	132.00		
		4836924	587.79		
		Invoice Paid Total	719.79		
1003	250846	S P C Construction	285.22	11/15/2018	24770
		4788412	78.29		
		4788412	206.93		
		Invoice Paid Total	285.22		
1003	262000	*WESTERN ROCK CASH SALES	1,091.36	11/03/2018	11116
		4796868	315.00		
		4796868	776.36		
		Invoice Paid Total	1,091.36		

AR MMG Check Inquiry

Check Number: 1135

Check No	Customer#	Name	Invoice	Invoice Paid Amt	Ck-Amt	CheckDate	AR Trans
			4881544	550.00			
			4881544	1,410.02			
			Invoice Paid Total	3,939.14			
1135	757005	Portneuf Builders	518017-6	25,000.00	25,000.00	04/10/2019	18894
			Invoice Paid Total	25,000.00			
1135	213000	Arete Dbl LLC	4718420	202.42	1,872.82	09/22/2018	36933
			4718420	65.06			
			4718511	1.49			
			4718511	781.96			
			4724474	1.56			
			4724474	820.33			
			Invoice Paid Total	1,872.82			
1135	252649	Boman Construction Inc	4562335	-165.91	4,924.01	09/04/2018	13922
			4684325	264.00			
			4684325	523.61			
			4687855	472.00			
			4687855	1,418.70			
			4692878	311.00			
			4692878	941.54			
			4695580	191.00			
			4695580	570.05			
			4680264	1.67			
			4680264	256.83			
			4680264	139.52			
			Invoice Paid Total	4,924.01			
1135	756818	Flatstone Concrete LLC	4550932	588.90	3,069.85	02/22/2018	317
			4550932	2,480.95			
			Invoice Paid Total	3,069.85			
1135	263405	Aspen Crest LLC	4434622	626.32	4,188.01	11/15/2017	28022
			4434648	921.00			
			4434648	2,640.69			
			Invoice Paid Total	4,188.01			
1135	250021	Finnerty Construction	4443978	434.00	1,634.06	10/05/2017	9852
			4443978	1,200.06			
			Invoice Paid Total	1,634.06			
1135	3152	*ELSINORE AGGS CASH SALES	4318926	73.58	216.24	05/12/2017	21159
			4318926	142.66			
			Invoice Paid Total	216.24			
1135	213370	J-L Engineering LLC			3,295.05	03/22/2017	21352

1003

MDP LAND LLC 04-19

PH. 801-298-1000

3900 N TRAVERSE MOUNTAIN BLVD

LEHI, UT 84043

DATE 5/21/2019 31-7955/3240

PAY TO THE
ORDER OF

STAKER PARSON

\$300,000.⁰⁰

Three Hundred Thousand + ^{NO}/₁₀₀

DOLLARS



MOUNTAIN AMERICA
CREDIT UNION

FOR ROAD + SEWER + UTIL CONSULT

ATBSmy



⑈001003⑈ ⑆324079555⑆501011521164⑈

		MILLENNIAL DEVELOPMENT PARTNERS LLC 01/17 1201 COUNTRY RIDGE DR SOUTH JORDAN, UT 84088	1135 91-2877-250 2847
		DATE <u>4/10/2019</u>	
PAY TO THE ORDER OF	<u>STAKER PARSON</u>		\$ <u>25,000.00</u>
	<u>Twenty Five Thousand + No 100</u>		DOLLARS
	 Wells Fargo Bank, N.A. Utah wellsfargo.com		
FOR <u>N6-04 roads</u>			
⑈0000001135⑈ ⑆124002971⑆ 6799624397⑈			

STAC
 CK
 JER
 IO
 CREDIT CO
 TRU
 WESTLARK ROCK PRODUCTS

R/T Number 12400297
 Sequence Number 000381337525
 Account Number 6799624397

Processing Date 20190418
 Amount 25000.00
 Serial Number 000000000001135

4. Essential Non-Contract Auxiliary Improvements and Related Costs

AUTHORIZATION TO RELEASE HOLDBACK FUNDS

Date: June 6, 2018

Parties: Town Center JV/Portneuf Health Trust

Property: Bare Land, nna Olympus Drive, Pocatello, ID 83201
File No. 633800

The undersigned hereby authorize the release of funds, held currently with a Holdback Agreement, in the amount of \$397,494, for reimbursement of work performed. Said funds are to be payable and released to:

- Idaho Power

Town Center JV, a general partnership, being comprised of Millennial Development Partners, LLC and Portneuf Development, LLC

By: ARBSON
Millennial Development Partners, LLC

By: ARVIL SWANEY
Arvil E. Swaney, Managing Member

Town Center JV, a general partnership, being comprised of Millennial Development Partners, LLC and Portneuf Development, LLC

By: Km
Portneuf Development, LLC

By: KEN PAPE
Kenneth D. Pape, Chief Executive Manager

By: Michael R. Jaglowski
Michael R. Jaglowski PE, Member and
Director of Development, Planning and
Engineering
Portneuf Health Trust, Inc.

By: Shaun Menchaca
Shaun Menchaca, President

~~The City of Pocatello~~

The City of Pocatello
By: Merril Quayle
Merril Quayle, PW/Development Engineer.

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

17481

DATE: 6/6/2018

FILE: 633800

CHECK AMOUNT: \$397,494.00

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

SETTLEMENT DATE: 10/10/2017

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

PAYEE: Idaho Power

6/6/2018: Disbursement to Fill-In 12

\$397,494.00

Pioneer Title Company of Bannock County
135 North Arthur Avenue
Pocatello, ID 83204

Citizens Community Bank

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

17481

June 06, 2018

\$397,494.00

PAY Three Hundred Ninety Seven Thousand Four Hundred Ninety Four and 00/100 *

Dollars

TO THE Idaho Power
ORDER
OF

MEMO 633800

VOID AFTER 90 DAYS

⑈ 1748 ⑈ ⑆ 124 103773 ⑆ 1030500001224 ⑈

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

17481

DATE: 6/6/2018

FILE: 633800

CHECK AMOUNT: \$397,494.00

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

SETTLEMENT DATE: 10/10/2017

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

PAYEE: Idaho Power

6/6/2018: Disbursement to Fill-In 12

\$397,494.00

Customer or Project Name:
SIPN-NORTHGATE DEV EXT FDR 041 UG-2.3-MI TO SERVE

Design Number:
0000127469

Version:
001

Work Order #:
27490823



Unusual Conditions Acknowledgement

Unusual Conditions are construction conditions not normally encountered. These conditions may include, **but are not limited to:** frost, landscape replacement, road compaction, pavement replacement, chip-sealing, rock digging, boring, incomplete customer trench, nonstandard facilities or construction practices, and other than available voltage requirements.

I have read and understand the above definition of Unusual Conditions as set forth in Idaho Power Company's Line Installation tariff, Rule H. I further understand that Idaho Power Company will determine the type and extent of the Unusual Conditions encountered.

Unusual Conditions charged for on the Customer Cost Quote sheet, but not encountered, will be refunded to the Customer by Idaho Power Company after the completion of construction.

Signed: _____

Customer Signature

6/6/2018

Date: _____

Customer or Project Name:

SIPN-NORTHGATE DEV EXT FDR 041 UG-2.3-MI TO SERVE

Design Number:

0000127469

Version:

001

Work Order #:

27490823

Total Customer Payment Due Prior to Construction Scheduling

\$ 397,494

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

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

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

N/A (Customer Initials) Charges for relocation, transfer or removal of non-Idaho Power equipment attached to Idaho Power Facilities are not included in this Cost Quote. It is the Customer's responsibility to coordinate this work with the affected utility. All charges associated with this work are the responsibility of the Customer. For utility contact information, please call 208-388-2886.

N/A (Customer Initials) Charges for installation of underground electrical service are not included in this Cost Quote and will be billed to the customer after work has completed

N/A (Customer Initials) The customer acknowledges receipt of the Underground Residential Conduit Installation Requirements brochure/packet, also available at idahopower.com

Customer Signature

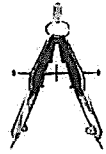
ARB

Date

6/6/2018



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



July 25, 2018

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

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

Stacy:

I have reviewed the request to pay Intermountain Gas Company that was emailed to me on July 23, 2018 by Brenda Fried-Chaffin. The request for payment for \$24,000.00 has been approved. The \$34,050.15 which is the remainder of the \$58,050.15 owed to Intermountain Gas Company will be paid by Portneuf Development directly. Only the \$24,000.00 requested is approved for release.

Intermountain Gas Company_ Agreed contract signed dated 7/24/2018 for \$24,000.00

Total disbursement for this request \$24,000.00

Feel free to contact me at 208-234-6228 or mquayle@pocatello.us if you need any further information.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Merril Quayle". The signature is fluid and cursive.

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

Cc: City file

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

17959

DATE: 7/25/2018

FILE: 633800

CHECK AMOUNT: \$24,000.00

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/2017

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

PAYEE: Intermountain Gas Company

7/25/2018: Disbursement to Intermountain Gas Company

\$24,000.00

Pioneer Title Company of Bannock County
135 North Arthur Avenue
Pocatello, ID 83204

Citizens Community Bank

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

17959

July 25, 2018

\$24,000.00

PAY Twenty Four Thousand and 00/100 ***** Dollars

TO THE Intermountain Gas Company
ORDER PO Box 64
OF Boise, ID 83732

MEMO 633800

VOID AFTER 90 DAYS

⑈ 17959⑈ ⑆ 124103773⑆ 1030500001224⑈

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

17959

DATE: 7/25/2018

FILE: 633800

CHECK AMOUNT: \$24,000.00

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/2017

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

PAYEE: Intermountain Gas Company

7/25/2018: Disbursement to Intermountain Gas Company

\$24,000.00

**INTERMOUNTAIN GAS COMPANY
MAIN EXTENSION CONTRACT
TYPE A**

COPY

Intermountain Gas Company (hereafter referred to as "Intermountain") and (See Addendum)
(hereafter referred to as "Applicant") mutually agree as follows:

1. Applicant hereby applies for a gas main extension, Project # _____, (hereafter referred to as the "Project") to be constructed in accordance with Intermountain's General Service Provisions, at the following location:

To Run 11,100 feet of Pipe in Customer Provided Trench to serve Phase 1 of Northgate development and the Crossings Sub- @ Olympus Dr. This project also will expose up to and including the Siphon-Round-About. Costs are being Shared by Town Center Joint Venture \$24,000.00 (41.34%) and Portneuf Development \$34,050.15 (58.66%)

2. Intermountain's calculated cost of constructing the Project (hereafter referred to as the "Total Estimated Investment") is \$ 58050.15.
3. Intermountain agrees to construct the Project.
4. Applicant agrees to pay Intermountain \$ 58050.15, which is the difference between the amount allowable for the expected revenue from the Project pursuant to Intermountain's General Service Provisions and the "Total Estimated Investment". Such amount shall be paid prior to commencement of construction of the Project.
5. Intermountain shall, at the end of each of the first five (5) twelve month periods following the month in which the Project was completed, calculate the estimated annual revenue from those new services not used to calculate the amount described in paragraph 4 hereof, and not considered in a previous refund calculation. One and a half (1 1/2) times such amount shall be refunded by Intermountain to Applicant; provided that the total refund to Applicant during the term of this agreement shall not exceed the amount paid by Applicant pursuant to paragraph 4 hereof.
6. Applicant must notify Intermountain in writing of each new service Applicant wishes to be included in calculating refunds pursuant to paragraph 5 hereof. No new service will be included in such calculation unless Applicant so notifies Intermountain prior to the end of any twelve (12) month period.
7. No refunds will be made for services installed after five (5) years from the month in which the Project is completed.
8. Intermountain shall retain all ownership in the Project.
9. While an "Applicant" may consist of several persons, such a group of persons shall be treated as a single Applicant herein for all purposes.
10. This agreement is entered into pursuant to and subject to Intermountain's General Service Provisions in effect and on file with the Idaho Public Utilities Commission. All service rendered by Intermountain shall be in accordance with the rates, rules and regulations promulgated by the Idaho Public Utilities Commission.

Dated this: _____ day of _____ 20 ____

Applicant

See Addendum

Intermountain Gas Company

Rick Moore
Director, Eastern Region

By: _____

By: _____



12584 W. TYHEE RD. • P.O. BOX 2168 • POCATELLO, ID 83206-2168
(208) 637-6400 • 1-800-548-3679 • Fax (208) 637-6442
www.intgas.com

COPY

ADDENDUM

Town Center Joint Venture
P.O. Box 2557
Pocatello, Idaho 83206

Representative: Buck Swaney

Representative: Ken Pape

Amount \$24,000.00 (41.34%) check # _____

Date/Phone Jul 24, 2018 208.243.1977

Portneuf Development
P.O. Box 2557
Pocatello, Idaho 83206

Representative: Ken Pape-

Amount \$34,050.15 (58.66 %) check # ~~40~~ 1092

Date/Phone Jul 24, 2018 208.243.1977

P.O. Box 64, Boise, ID 83732

P.O. Box 64, Boise, ID 83732

SERVICE ADDRESS: North Gate @ Olympus Dr.- Pocatello							INVOICE #: 408593			
GAS ACCOUNT NUMBER				SPECIAL BILLING NUMBER			CURRENT DATE			
CYCLE	TOWN	FOLIO	SEQ	TOWN	FOLIO	BILL				
							07/20/2018			
BUSINESS NAME: Town Center Joint Venture							ITEM CODE:			
FIRST NAME		INITIAL		LAST NAME			CASH	CHECK	B/C	OTHER
ADDRESS: P.O.Box 2557							EMPLOYEE #: 539967			
CITY: Pocatello				STATE: Idaho		ZIP CODE: 83206		PHONE: 1-801-694-4279 (Buck) 1-208-243-1977 (Ken)		
RETURN THIS PORTION WITH YOUR PAYMENT										
RESPONSIBILITY AREA	ITEM CODE	L A B O R	O T H E R	PART CODE	QTY	DESCRIPTION OF CHARGES			PRICE	
20,000	17	☐	☐			Aid in Construction			24,000.00	
		☐	☐							
		☐	☐							
		☐	☐							
		☐	☐							
		☐	☐							
		☐	☐							
		☐	☐							
		☐	☐							
		☐	☐							
		☐	☐							
REMARKS AND SERVICE PERFORMED						APPLIANCE S		SUMMARY OF CHARGES		
17.48.2520.38201						CENT HEAT	1	TOTAL PARTS		
Total Cost of Project \$58,050.15						SPACE HEAT	2	TOTAL OTHER		
Town Center Joint Venture to pay 41.34 %						WTR HEAT	3	SALES TAX		
To Run a total of 11,100 feet of Gas main to serve North Gate Proj Phase 1 and the Crossings Sub division and exposing up to and including Round- About on Siphon Rd.						DRYER	4	TOTAL LABOR		
						COOK	5	TOTAL DUE \$	\$24,000.00	
						BBQ GRILL	6			
SIGNATURE BELOW CONSTITUTES ACCEPTANCE OF ABOVE SERVICE PERFORMED AS BEING SATISFACTORY						FIREPLACE	7			

P.O. Box 64, Boise, ID 83732

P.O. Box 64, Boise, ID 83732

1

PAYMENT REQUEST

To: Pioneer Title Company

Please issue payment to IDAHO POWER COMPANY

In the amount of \$ 58,604.⁰⁰ per the attached invoice. The completion of the work for the attached invoice has been completed.

The funds shall be paid from the following account:

 Pedestrian Infrastructure Project Disbursement

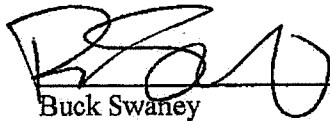
 X Road Project Disbursement

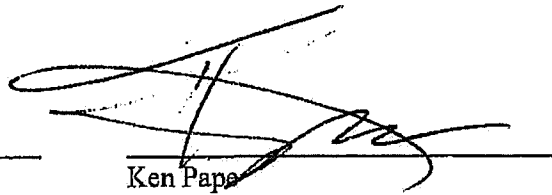
Contractor

IDAHO POWER COMPANY

Approved:

Town Center JV


Buck Swaney


Ken Papa

City of Pocatello


Merril Quayle

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1862
ATE: 10/8/2018 FILE: 633800 CHECK AMOUNT: \$58,604.1
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: Idaho Power
J/8/2018: Disbursement to Fill-In 12: Idaho Power Invoice Road Project Disbursement \$58,604.1

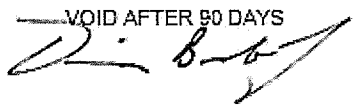
ioneer Title Company of Bannock County Citizens Community Bank 1862
35 North Arthur Avenue Escrow Trust Account
ocatello, ID 83204 280 South Arthur Ave.
Pocatello, ID 83204 October 08, 20
92-377/1241

VOID

AY Fifty Eight Thousand Six Hundred Four and 00/100 ***** \$58,604.1
Dolla

O THE Idaho Power
RDER
F

MEMO 633800, Idaho Power Invoice Road Project Disbursement

VOID AFTER 90 DAYS


⑈ 18623⑈ ⑆ 124103773⑆ 1030500001224⑈

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1862
ATE: 10/8/2018 FILE: 633800 CHECK AMOUNT: \$58,604.1
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: Idaho Power
J/8/2018: Disbursement to Fill-In 12: Idaho Power Invoice Road Project Disbursement \$58,604.1



CUSTOMER COST QUOTE IDAHO

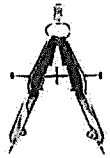
Customer or Project Name:		Design Number:	Version:	Work Order #:
PORTNEUF DEV. THE CROSSINGS. INSTALL LIFT STATION		0000130756	001	27511868
Line Installation Cost	Prepaid Fees	Debit	Credit	Totals
1. Line Installation/Upgrade Costs		51,462		
2. Company Betterment / Other Credits			0	
3. Salvage IPCO - Credit			0	
4. Customer Provided Trench			0	
5. Net Line Installation Cost				51,462
Terminal Facilities				
6. Terminal Facilities		8,512		
7. Customer Allowance			5,604	
8. Salvage Term Credit			0	
9. Net Terminal Facilities				2,908
10. Unusual Conditions		2,532		
11. Bank Letter of Credit (Only for Unusual Conditions over \$10,000)			0	
12. Net Construction Cost				56,902
13. Net Vested OR Refundable Construction Cost (Limited to 5 years or 4 additional applicants)				43,702
14. Construction Cost Not Available for Vesting or Refund				13,200
Other Charges				
15. Vested Interest Work Order #		0		
16. Billable Permits		0		
17. Prepaid Permits	\$ 0			
18. Billable Engineering Charges		1,702		
19. Prepaid Engineering Charges	\$ 0			
20. Underground Service Attachment Charge		0		
21. Relocation or removal with new capacity		0		
22. Relocation or removal with NO new capacity		0		
23. Salvage Credit Relocation			0	
24. Miscellaneous Charges/Adjustments		0		
25. Net Other Charges				1,702
26. Total Work Order Charges		\$ 64,208		
27. Idaho Power Co. Contribution & Other Credits			\$ 5,604	
28. Total Customer Payment Due (Line 12 + Line 25)				\$ 58,604

Customer signature is required on Page 2 of this document

Notes:



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



March 8, 2018

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

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

Stacy:

This is to formalize the approvals of the back invoices (informally approved) from s.e. science for the Olympus Drive and Northgate Park Way roadway project.

Invoice 17101 invoice for \$10,200 approved for release of \$9,500.00 I agree the \$700.00 is outside the scope of work and should not be paid out of this holdback.

Invoice 17102 approved for release \$38,850.00 no exceptions taken.

Invoice 17103 approved for release \$36,500.00 no exceptions taken.

Invoice 17104 approved for release \$6,000.00 no exceptions taken.

Feel free to contact me at 208-234-6228 or mquayle@pocatello.us if you need any further information.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Merril Quayle". The signature is fluid and cursive.

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

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1625
ATE: 12/18/2017 FILE: 633800 CHECK AMOUNT: \$9,500.01
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: S. E. Science
2/18/2017: Disbursement to Fill-In 6 \$9,500.1

ioneer Title Company of Bannock County Citizens Community Bank 1625
35 North Arthur Avenue Escrow Trust Account
ocatello, ID 83204 280 South Arthur Ave.
Pocatello, ID 83204
92-377/1241 December 18, 20

VOID \$9,500.1
AY Nine Thousand Five Hundred and 00/100 ***** Dollars
O THE S. E. Science
RDER P.O. Box 2412
F Salt Lake City, UT 84110
MEMO 633800
VOID AFTER 90 DAYS


⑈ 16258⑈ ⑆ 124103773⑆1030500001224⑈

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1625
ATE: 12/18/2017 FILE: 633800 CHECK AMOUNT: \$9,500.01
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: S. E. Science
2/18/2017: Disbursement to Fill-In 6 \$9,500.1



INVOICE

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

801-433-2498

BILL TO
Portneuf / Millennial Joint Venture
4990 Valenty Rd, Ste. J
Chubbock, Idaho 83202
United States

Invoice Number: 17101

P.O./S.O. Number: se1615.03b
Northgate Idaho

Invoice Date: December 12, 2017

Payment Due: December 12, 2017

Amount Due (USD): \$10,200.00

Items	Quantity	Price	Amount
Civil Engineering Percolation tests in Phase 2	1	\$1,500.00	\$1,500.00
Civil Engineering Topography for Phase 2/Northgate Pkwy	1	\$2,000.00	\$2,000.00
Civil Engineering Engineering of Northgate Pkwy	0.2	\$30,000.00	\$6,000.00
Civil Engineering Construction Observation	0	\$10,000.00	\$0.00
Out of Project Scope / Change Order Fence line between Millennial and Hart	1	\$700.00	\$700.00
Outside of the scope of work should not be paid out of this holdback. Merril Quayle			~~\$10,200.00~~ \$9,500.00
Total:			~~\$10,200.00~~ \$9,500.00
Amount Due (USD):			~~\$10,200.00~~ \$9,500.00

Notes

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

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1625
ATE: 12/18/2017 FILE: 633800 CHECK AMOUNT: \$38,850.1
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: S. E. Science
2/18/2017: Disbursement to Fill-In 6 \$38,850.1

ioneer Title Company of Bannock County Citizens Community Bank 1625
35 North Arthur Avenue Escrow Trust Account
ocatello, ID 83204 280 South Arthur Ave.
Pocatello, ID 83204 December 18, 20
92-377/1241

VOID

AY Thirty Eight Thousand Eight Hundred Fifty and 00/100 \$38,850.1
Dolla

O THE S. E. Science
RDER P.O. Box 2412
F Salt Lake City, UT 84110
IEMO 633800

VOID AFTER 90 DAYS


⑈ 16259⑈ ⑆ 124 103773⑆ 1030500001224⑈

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1625
ATE: 12/18/2017 FILE: 633800 CHECK AMOUNT: \$38,850.1
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: S. E. Science
2/18/2017: Disbursement to Fill-In 6 \$38,850.1



INVOICE

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

801-433-2498

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

Invoice Number: 17102

P.O./S.O. Number: se1615.03a
Northgate Idaho

Invoice Date: December 12, 2017

Payment Due: December 12, 2017

Amount Due (USD): \$38,850.00

Items	Quantity	Price	Amount
Civil Engineering Schematic Design (30%)	0.67	\$45,000.00	\$30,150.00
Civil Engineering Design Development (60%)	0	\$45,000.00	\$0.00
Civil Engineering Construction Documents (100%)	0	\$45,000.00	\$0.00
Civil Engineering Program Manager	0.05	\$30,000.00	\$1,500.00
Civil Engineering Engineering Project Manager	0.1	\$17,000.00	\$1,700.00
Civil Engineering Dry Utility Design	0	\$5,000.00	\$0.00
Civil Engineering Construction Observation	0	\$22,000.00	\$0.00
Civil Engineering Record Drawings	0	\$3,000.00	\$0.00
Surveying GIS Data of City Infrastructure	0	\$5,000.00	\$0.00
Surveying Annexation (\$1800); Section Corner Discrepancy (\$1800)	0.09	\$40,000.00	\$3,600.00
Subcontract Landscape Architect	0	\$8,000.00	\$0.00



INVOICE

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

801-433-2498

Items	Quantity	Price	Amount
Out of Project Scope / Change Order Hiskey / Chubbuck Rd Extension Surveying	1	\$1,900.00	\$1,900.00
Total:			\$38,850.00
Amount Due (USD):			\$38,850.00

Notes

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



INVOICE

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

801-433-2498

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

Invoice Number: 17104

P.O./S.O. Number: se1615.03b
Northgate Idaho

Invoice Date: January 22, 2018

Payment Due: January 22, 2018

Amount Due (USD): \$6,000.00

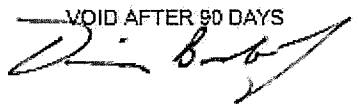
Items	Quantity	Price	Amount
Civil Engineering Engineering of Northgate Pkwy	0.2	\$30,000.00	\$6,000.00
Civil Engineering Construction Observation	0	\$10,000.00	\$0.00
Total:			\$6,000.00
Amount Due (USD):			\$6,000.00

Notes

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

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1648
ATE: 2/6/2018 FILE: 633800 CHECK AMOUNT: \$6,000.01
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: S.E. Science
6/2018: Disbursement to Fill-In 8: #17104 \$6,000.1

ioneer Title Company of Bannock County Citizens Community Bank 1648
35 North Arthur Avenue Escrow Trust Account
ocatello, ID 83204 280 South Arthur Ave.
Pocatello, ID 83204
92-377/1241 February 06, 20

VOID \$6,000.1
AY Six Thousand and 00/100 ***** Dollars
O THE S.E. Science
RDER P.O. Box 2412
F Salt Lake City, UT 84110
IEMO 633800, #17104
VOID AFTER 90 DAYS


⑈ 16486 ⑈ ⑆ 124 1037731 ⑆ 1030500001224 ⑈

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1648
ATE: 2/6/2018 FILE: 633800 CHECK AMOUNT: \$6,000.01
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: S.E. Science
6/2018: Disbursement to Fill-In 8: #17104 \$6,000.1

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1648
ATE: 2/6/2018 FILE: 633800 CHECK AMOUNT: \$36,500.1
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: S.E. Science
/6/2018: Disbursement to Fill-In 8: #17103 \$36,500.1

ioneer Title Company of Bannock County Citizens Community Bank 1648
35 North Arthur Avenue Escrow Trust Account
ocatello, ID 83204 280 South Arthur Ave.
Pocatello, ID 83204
92-377/1241 February 06, 20

VOID

AY Thirty Six Thousand Five Hundred and 0/10 \$36,500.1
Dolla

O THE S.E. Science
RDER P.O. Box 2412
F Salt Lake City, UT 84110
MEMO 633800, #17103

VOID AFTER 90 DAYS


1648 1030500001224 633800 1030500001224

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1648
ATE: 2/6/2018 FILE: 633800 CHECK AMOUNT: \$36,500.1
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: S.E. Science
/6/2018: Disbursement to Fill-In 8: #17103 \$36,500.1



INVOICE

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

801-433-2498

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

Invoice Number: 17103

P.O./S.O. Number: se1615.03a
Northgate Idaho

Invoice Date: January 22, 2018

Payment Due: January 22, 2018

Amount Due (USD): \$36,500.00

Items	Quantity	Price	Amount
Civil Engineering Schematic Design (30%) BILLED IN FULL	0.33	\$45,000.00	\$14,850.00
Civil Engineering Design Development (60%) PARTIAL BILLING	0.33	\$45,000.00	\$14,850.00
Civil Engineering Construction Documents (100%)	0	\$45,000.00	\$0.00
Civil Engineering Program Manager PARTIAL BILLING	0.17	\$30,000.00	\$5,100.00
Civil Engineering Engineering Project Manager PARTIAL BILLING	0.1	\$17,000.00	\$1,700.00
Civil Engineering Dry Utility Design	0	\$5,000.00	\$0.00
Civil Engineering Construction Observation	0	\$22,000.00	\$0.00
Civil Engineering Record Drawings	0	\$3,000.00	\$0.00
Surveying GIS Data of City Infrastructure	0	\$5,000.00	\$0.00
Surveying Topography (~\$4,000); Boundary Resolution (~\$4,000); Dedication Plat (~\$2,000); Construction Staking assuming contractor has GPS controlled equipment (~\$30,000)	0	\$40,000.00	\$0.00
Subcontract Landscape Architect	0	\$8,000.00	\$0.00



INVOICE

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

801-433-2498

Total: \$36,500.00

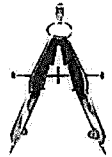
Amount Due (USD): \$36,500.00

Notes

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



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



March 16, 2018

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

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

Stacy:

The original invoice that was sent by s.e. science for \$69,550.00 had out of project scope /change order on it for two separate amounts that could not be released. I made a call to Ken Pape and Paul Feser (s.e. science) and explained the agreement that I was held to for reviewing the invoices. Both agreed the best way to move forward was not to include these items and resubmit the invoice for the amount that I could approve with no exceptions. The remainder of the original invoice will be worked out between Paul and Ken. Please disregard the original invoice and find attached the new invoice in the amount of \$52,750.00.

Invoice 18018 approved for release \$52,750.00 no exceptions taken.

Feel free to contact me at 208-234-6228 or mquayle@pocatello.us if you need any further information.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Merrill Quayle".

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

Cc: City file

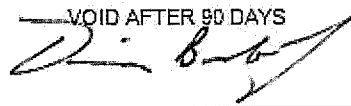
ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1681
ATE: 3/16/2018 FILE: 633800 CHECK AMOUNT: \$52,750.1
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: S. E. Science
/16/2018: Disbursement to Fill-In 6 \$52,750.1

ioneer Title Company of Bannock County Citizens Community Bank 1681
35 North Arthur Avenue Escrow Trust Account
ocatello, ID 83204 280 South Arthur Ave.
Pocatello, ID 83204
92-377/1241 March 16, 20

VOID

AY Fifty Two Thousand Seven Hundred Fifty and 0/100 ***** \$52,750.1
Dolla

O THE S. E. Science
RDER P.O. Box 2412
F Salt Lake City, UT 84110
MEMO 633800

VOID AFTER 90 DAYS


⑈ 16819⑈ ⑆ 124103773⑆ 1030500001224⑈

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1681
ATE: 3/16/2018 FILE: 633800 CHECK AMOUNT: \$52,750.1
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: S. E. Science
/16/2018: Disbursement to Fill-In 6 \$52,750.1



INVOICE

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

801-433-2498

BILL TO
Portneuf / Millennial Joint Venture
4990 Valenty Rd, Ste. J
Chubbock, Idaho 83202
United States

Invoice Number: 18018

P.O./S.O. Number: se1615.03a
Northgate Idaho

Invoice Date: March 12, 2018

Payment Due: March 12, 2018

Amount Due (USD): \$52,750.00

Items	Quantity	Price	Amount
Civil Engineering Design Development BILLED IN FULL	0.67	\$45,000.00	\$30,150.00
Civil Engineering Construction Documents PARTIAL BILLING (25% to date)	0.25	\$45,000.00	\$11,250.00
Civil Engineering Program Manager PARTIAL BILLING (33% to date)	0.11	\$30,000.00	\$3,300.00
Civil Engineering Engineering Project Manager PARTIAL BILLING (60% to date)	0.4	\$17,000.00	\$6,800.00
Civil Engineering Dry Utility Design PARTIAL BILLING (25% to date)	0.25	\$5,000.00	\$1,250.00
Civil Engineering Construction Observation	0	\$22,000.00	\$0.00
Civil Engineering Record Drawings	0	\$3,000.00	\$0.00
Surveying GIS Data of City Infrastructure	0	\$5,000.00	\$0.00
Surveying Surveying PARTIALLY BILLED (9% to date)	0	\$40,000.00	\$0.00
Subcontract Landscape Architect	0	\$8,000.00	\$0.00



INVOICE

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

801-433-2498

Total: \$52,750.00

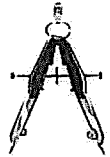
Amount Due (USD): \$52,750.00

Notes

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



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



May 17, 2018

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

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

Stacy:

I have reviewed the invoice that was emailed to me on May 14, 2018 by Brenda Fried-Chaffin for s.e. science. I have found the work was done and services provided were for the agreed roadway. Please pay the invoice submitted by s.e. science dated May 10, 2018.

Invoice 18024 approved for release \$53,200.00 no exceptions taken.

Feel free to contact me at 208-234-6228 or mquayle@pocatello.us if you need any further information.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Quayle".

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

Cc: City file

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

17286

DATE: 5/17/2018

FILE: 633800

CHECK AMOUNT: \$53,200.00

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/2017

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

PAYEE: S. E. Science

5/17/2018: Disbursement to Fill-In 6

\$53,200.00

Pioneer Title Company of Bannock County
135 North Arthur Avenue
Pocatello, ID 83204

Citizens Community Bank

Escrow Trust Account
280 South Arthur Ave.
Pocatello, ID 83204
82-377/1241

17286

May 17, 2018

\$53,200.00

PAY Fifty Three Thousand Two Hundred and 00/100 ***** Dollars

TO THE S. E. Science
ORDER P.O. Box 2412
OF Salt Lake City, UT 84110

MEMO 633800

VOID AFTER 90 DAYS

⑈ 1 7 2 8 6 ⑈ ⑈ 1 2 4 1 0 3 7 7 3 ⑈ 1 0 3 0 5 0 0 0 0 1 2 2 4 ⑈

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

17286

DATE: 5/17/2018

FILE: 633800

CHECK AMOUNT: \$53,200.00

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/2017

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

PAYEE: S. E. Science

5/17/2018: Disbursement to Fill-In 6

\$53,200.00



INVOICE

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

801-433-2498

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

Invoice Number: 18024

P.O./S.O. Number: se1615.03a
Northgate Idaho

Invoice Date: May 10, 2018

Payment Due: May 10, 2018

Amount Due (USD): \$53,200.00

Items	Quantity	Price	Amount
Civil Engineering Construction Documents (100%) BILLED IN FULL	0.75	\$45,000.00	\$33,750.00
Civil Engineering Program Manager PARTIAL BILLING (58% to date)	0.25	\$30,000.00	\$7,500.00
Civil Engineering Engineering Project Manager PARTIAL BILLING (80% to date)	0.2	\$17,000.00	\$3,400.00
Civil Engineering Dry Utility Design BILLED IN FULL	0.75	\$5,000.00	\$3,750.00
Civil Engineering Construction Observation	0	\$22,000.00	\$0.00
Civil Engineering Record Drawings	0	\$3,000.00	\$0.00
Surveying GIS Data of City Infrastructure	0	\$5,000.00	\$0.00
Surveying Topography (~\$4,000); Boundary Resolution (~\$4,000); Dedication Plat (~\$2,000); Construction Staking assuming contractor has GPS controlled equipment (~\$30,000)	0.07	\$40,000.00	\$2,800.00
Subcontract Landscape Architect	0.25	\$8,000.00	\$2,000.00



INVOICE

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

801-433-2498

Total: \$53,200.00

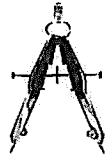
Amount Due (USD): \$53,200.00

Notes

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



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



July 11, 2018

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

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

Stacy:

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

- ✓ Jack B. Parson Companies_ Invoice No. 518017.1 dated 7/6/2018 for \$950,906.00
- ✓ Jack B. Parson Companies_ Invoice No. 518017.2 dated 7/6/2018 for \$126,700.00
- ✓ Creek Hollow & Associates_ Invoice No. 028.18 dated 5/7/2018 for \$2,835.00
- ✓ Material Testing & Inspection_ Invoice No. 154858 dated 7/2/2018 for \$4,838.96
- ✓ s. e. science_ Invoice No. 18037 dated 7/9/2018 for \$19,875.00

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

Feel free to contact me at 208-234-6228 or mquayle@pocatello.us if you need any further information.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Merril Quayle".

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

Cc: City file

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1781
ATE: 7/11/2018 FILE: 633800 CHECK AMOUNT: \$2,835.01
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: Creek Hollow & Associates, Inc.
11/2018: Disbursement to Fill-In 9: Invoice 028.18 \$2,835.1

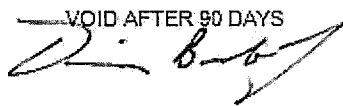
ioneer Title Company of Bannock County Citizens Community Bank 1781
35 North Arthur Avenue Escrow Trust Account
ocatello, ID 83204 280 South Arthur Ave.
Pocatello, ID 83204 July 11, 20
92-377/1241

VOID

AY Two Thousand Eight Hundred Twenty Five and 0/100 ***** \$2,835.1
Dolla

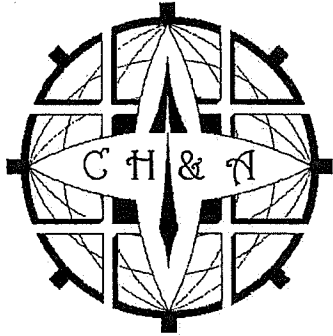
O THE Creek Hollow & Associates, Inc.
RDER 611 Wilson Ave. Suite 1A
F Pocatello, ID 83201

MEMO 633800, Invoice 028.18

VOID AFTER 90 DAYS


1781 1030500001224

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1781
ATE: 7/11/2018 FILE: 633800 CHECK AMOUNT: \$2,835.01
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: Creek Hollow & Associates, Inc.
11/2018: Disbursement to Fill-In 9: Invoice 028.18 \$2,835.1



Creek Hollow & Associates, Inc.

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

INVOICE

Invoice Date: 05/07/18

Invoice No. 028.18

Bill To:

Town Center JV
4990 Valenty Rd.
Chubbuck, ID 83202

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

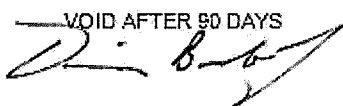
Terms: Upon Receipt

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

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

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1781
ATE: 7/11/2018 FILE: 633800 CHECK AMOUNT: \$19,875.1
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: S. E. Science
7/11/2018: Disbursement to Fill-In 6: Invoice 18037 \$19,875.1

ioneer Title Company of Bannock County Citizens Community Bank 1781
35 North Arthur Avenue Escrow Trust Account
ocatello, ID 83204 280 South Arthur Ave.
Pocatello, ID 83204
92-377/1241 July 11, 20

VOID \$19,875.1
AY Nineteen Thousand Eight Hundred and Seventy Five and 00/100 ***** Dollars
O THE S. E. Science
RDER P.O. Box 2412
F Salt Lake City, UT 84110
MEMO 633800, Invoice 18037
VOID AFTER 90 DAYS


⑈ 17819⑈ ⑆ 124103773⑆ 1030500001224⑈

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1781
ATE: 7/11/2018 FILE: 633800 CHECK AMOUNT: \$19,875.1
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: S. E. Science
7/11/2018: Disbursement to Fill-In 6: Invoice 18037 \$19,875.1

s.e. science



INVOICE

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

801-433-2498

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

Invoice Number: 18037

P.O./S.O. Number: se1615.03a
Northgate Idaho

Invoice Date: July 9, 2018

Payment Due: July 9, 2018

Amount Due (USD): \$19,875.00

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

s.e. science



INVOICE

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

801-433-2498

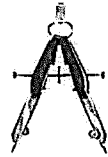
Items	Quantity	Price	Amount
Prints (Half Size) 5/22 4-sets	160	\$1.00	\$160.00
Prints (D Size) 6/28 2-sets	80	\$3.00	\$240.00
Prints (Half Size) 6/28 4-sets	160	\$1.00	\$160.00
Total:			\$19,875.00
Amount Due (USD):			\$19,875.00

Notes

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



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



July 24, 2018

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

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

Stacy:

I have reviewed the invoices that was emailed to me on July 24, 2018 by Brenda Fried-Chaffin for Payne Engineering, Inc. I have found the work was done and services provided were for the agreed roadway and within the approved plans. I found no exceptions, please pay the invoices submitted for review by email July 24, 2018.

Payne Engineering_ Invoice No. 0718-15 dated 7/23/2018 for \$6,500.00

Total disbursement for this request \$6,500.00

Feel free to contact me at 208-234-6228 or mquayle@pocatello.us if you need any further information.

Thank you.

Sincerely,

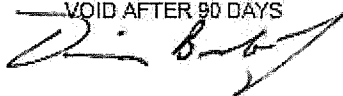
Merril Quayle, P.E.
Public Works/Development Engineer

Cc: City file

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1795
ATE: 7/24/2018 FILE: 633800 CHECK AMOUNT: \$6,500.01
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: Payne Engineering, Inc.
24/2018: Disbursement to Fill-In 10: Invoice 0718-15 \$6,500.1

ioneer Title Company of Bannock County Citizens Community Bank 1795
35 North Arthur Avenue Escrow Trust Account
ocatello, ID 83204 280 South Arthur Ave.
Pocatello, ID 83204 July 24, 20
92-377/1241
VOID
AY Six Thousand Five Hundred and 0/10 \$6,500.1
Dolla

O THE Payne Engineering, Inc.
RDER 1823 E Center
F Pocatello, ID 83201
MEMO 633800, Invoice 0718-15

VOID AFTER 90 DAYS


⑈ 17950 ⑈ ⑆ 124 103773 ⑆ 103050000 1224 ⑈

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1795
ATE: 7/24/2018 FILE: 633800 CHECK AMOUNT: \$6,500.01
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: Payne Engineering, Inc.
24/2018: Disbursement to Fill-In 10: Invoice 0718-15 \$6,500.1

Payne Engineering Inc.1823 E Center
Pocatello, ID 83201**INVOICE**

Invoice Number: 0718-15

Invoice Date: 7/23/18

Page: 1

Voice: (208) 232-4439

Fax: (208) 232-1435

Bill To:Town Center JV
Pocatello, Idaho**Payment Terms**

Net 30 Days

Due Date

8/22/18

Description**Amount**

Town Center JV Olympus/Northgate, Pocatello ID

6,500.00

Subtotal

6,500.00

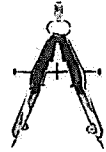
Total Invoice Amount

6,500.00

TOTAL**6,500.00**



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



July 26, 2018

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

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

Stacy:

I have reviewed the invoices that was emailed to me on July 25, 2018 by Brenda Fried-Chaffin for Material Testing & Inspection (MTI). I have found the work was done and services provided for the agreed roadway and within the approved plans. I found no exceptions, please pay the invoices submitted for review by email July 25, 2018.

- ✓ Material Testing & Inspection (MTI)_ Invoice No. 154393 dated 6/15/2018 for \$4,798.83
- ✓ Material Testing & Inspection (MTI)_ Invoice No. 154858 dated 7/02/2018 for \$4,838.96
- ✓ Material Testing & Inspection (MTI)_ Invoice No. 155232 dated 7/13/2018 for \$5,024.08

Invoice 154858 for \$4,838.96 was in the reviewed and approved packet submitted 7/9/2018. There were some questions which held this until the remainder of the invoiced for MTI were submitted. Please release the funds for this invoice and make sure there was not double payment.

Total disbursement for MTI invoices to date should be \$14,661.87

Feel free to contact me at 208-234-6228 or mquayle@pocatello.us if you need any further information.

Thank you.

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

Cc: City file

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

17972

DATE: 7/26/2018

FILE: 633800

CHECK AMOUNT: \$5,024.06

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/2017

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

PAYEE: Materials Testing & Inspection

7/26/2018: Disbursement to Materials Testing & Inspection: Invoice 155232

\$5,024.06

Pioneer Title Company of Bannock County
135 North Arthur Avenue
Pocatello, ID 83204

Citizens Community Bank

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

17972

July 26, 2018

PAY Five Thousand Twenty Four and 16/100

\$5,024.06

Dollars

TO THE Materials Testing & Inspection
ORDER 2791 South Victory View Way
OF Boise, ID 83709

MEMO 633800, Invoice 155232

VOID AFTER 90 DAYS

⑈ 17972018 ⑈ 1241037731030500001224 ⑈

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

17972

DATE: 7/26/2018

FILE: 633800

CHECK AMOUNT: \$5,024.06

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/2017

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

PAYEE: Materials Testing & Inspection

7/26/2018: Disbursement to Materials Testing & Inspection: Invoice 155232

\$5,024.06



MATERIALS TESTING & INSPECTION

INVOICE

☐ Environmental Services

☐ Geotechnical Engineering

☐ Construction Materials Testing

☐ Special Inspections

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

July 13, 2018
Invoice Number 155232
File Number P180012C
PO Number:
Page 1 of 3

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

Professional Services for the Period: 6/25/2018 to 7/8/2018

Professional Services

Date	Item Description	Quantity	Rate	Total
6/25/18	Soils Field Density Tech B. French	3.00	\$45.00	\$135.00
6/26/18	Soils Field Density Tech S. Borchert	2.00	\$45.00	\$90.00
6/26/18	Soils Field Density Tech B. French	2.00	\$45.00	\$90.00
6/26/18	Soils Field Density Tech B. Thorngren Densities	2.00	\$45.00	\$90.00
6/27/18	Soils Field Density Tech B. French	8.00	\$45.00	\$360.00
6/27/18	Soils Field Density Tech, OT B. French	1.00	\$67.50	\$67.50
6/27/18	Meeting - D. Ketterman	~~2.00~~	~~\$85.00~~	~~\$170.00~~
6/27/18	Project Manager D. Ketterman	1.00	\$75.00	\$75.00
6/28/18	Sample Pick Up, OT B. French 18-4130	1.00	\$67.50	\$67.50
6/28/18	Soils Field Density Tech B. French	8.00	\$45.00	\$360.00
6/29/18	Soils Field Density Tech J. Bramwell	3.00	\$45.00	\$135.00
6/29/18	Sample Pick Up B. French 18-4135	~~2.00~~ /	\$45.00	~~\$90.00~~ 45
6/29/18	Soils Field Density Tech B. French	6.00	\$45.00	\$270.00
6/30/18	Soils Field Density Tech, OT B. Thorngren Densities	4.00	\$67.50	\$270.00
7/2/18	Soils Field Density Tech B. French	8.00	\$45.00	\$360.00
7/3/18	Project Manager	1.00	\$75.00	\$75.00

A 3% convenience fee will apply on all payments made with a credit card.

All invoices are due net 30. A late charge of 1.5% will be added to any unpaid balance after 30 days.

2791 South Victory View Way • Boise, ID 83709 • (208) 376-4748 • Fax (208) 322-6515
mti@mti-id.com • www.mti-id.com



MATERIALS TESTING & INSPECTION

Invoice Number 155232
File Number P180012C
Page 2 of 3

☐ Environmental Services ☐ Geotechnical Engineering ☐ Construction Materials Testing ☐ Special Inspections

D. Ketteman				
7/3/18	Soils Field Density Tech	8.00	\$45.00	\$360.00
	B. Thorngren			
	Densities all day			
7/3/18	Soils Field Density Tech , OT	1.00	\$67.50	\$67.50
	B Thorngren			
7/5/18	Soils Field Density Tech	8.00	\$45.00	\$360.00
	S. Borchert			
7/5/18	Soils Field Density Tech , OT	2.00	\$67.50	\$135.00
	S. Borchert			
7/5/18	Project Manager	1.00	\$75.00	\$75.00
	D. Kettennan			
7/6/18	Sample Pick Up , OT	~~2.00~~ /	\$67.50	~~\$135.00~~ 67.50
	S. Borchert			
	18-4142			
7/6/18	Soils Field Density Tech	8.00	\$45.00	\$360.00
	S. Borchert			
7/6/18	Soils Field Density Tech , OT	1.00	\$67.50	\$67.50
	S. Borchert			
7/7/18	Concrete Inspector	8.00	\$45.00	\$360.00
	S.Borchert			
	18-01722-18-01726			
	18-01727-18-01731			
7/7/18	Soils Field Density Tech , OT	3.00	\$67.50	\$202.50
	B. French			
7/8/18	Cylinder Pick Up , OT	~~2.00~~ /	\$67.50	~~\$135.00~~ 67.50
	D. Price			
	18-01722 - 18-01731			

Professional Services Totals:

~~\$4,962.50~~ 4612.50
APK

Miscellaneous

Date	Item Description	Quantity	Rate	Total
6/25/18	Mileage	10.00	\$0.68	\$6.80
6/26/18	Mileage	15.00	\$0.68	\$10.20
6/26/18	Mileage	16.00	\$0.68	\$10.88
	2 trips			
6/26/18	Mileage	10.00	\$0.68	\$6.80
6/27/18	Mileage	16.00	\$0.68	\$10.88
	2 trips			
6/28/18	Mileage	32.00	\$0.68	\$21.76
	4 trips			
6/29/18	Mileage	11.00	\$0.68	\$7.48
6/29/18	Mileage	8.00	\$0.68	\$5.44
6/30/18	Mileage	10.00	\$0.68	\$6.80
7/2/18	Mileage	24.00	\$0.68	\$16.32
	3 trips			
7/3/18	Mileage	10.00	\$0.68	\$6.80
7/5/18	Mileage	15.00	\$0.68	\$10.20

A 3% convenience fee will apply on all payments made with a credit card.

All invoices are due net 30. A late charge of 1.5% will be added to any unpaid balance after 30 days.

2791 South Victory View Way • Boise, ID 83709 • (208) 376-4748 • Fax (208) 322-6515
mti@mti-id.com • www.mti-id.com



MATERIALS TESTING & INSPECTION

Invoice Number 155232
File Number P180012C
Page 3 of 3

☐ Environmental Services ☐ Geotechnical Engineering ☐ Construction Materials Testing ☐ Special Inspections

(91300) 7/6/18 Mileage 15.00 \$0.68 \$10.20
7/6/18 Mileage 15.00 \$0.68 \$10.20
7/7/18 Mileage 15.00 \$0.68 \$10.20
7/7/18 Mileage 10.00 \$0.68 \$6.80
7/8/18 Concrete Cylinders *Miles* ~~12.00~~ 10 ~~\$25.00~~ 0.68 ~~\$300.00~~ *6.8*
Miscellaneous Totals: *161.52* ~~\$437.76~~

Laboratory Testing/Misc

Date	Item Description	Quantity	Rate	Total
7/7/18	Concrete Cylinders	10.00	\$25.00	\$250.00
	18-01722-18-01726			
	18-01727-18-01731			

Laboratory Testing/Misc Totals: \$250.00

TOTAL DUE THIS INVOICE:

\$5,670.26

5024 06

Account Information

Billed To-Date: \$15,308.05
Contract Amount: \$43,274.80
Percent Complete: 35.37%

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

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

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

2791 South Victory View Way • Boise, ID 83709 • (208) 376-4748 • Fax (208) 322-6515
mti@mti-id.com • www.mti-id.com

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

17974

DATE: 7/26/2018

FILE: 633800

CHECK AMOUNT: \$4,798.83

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/2017

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

PAYEE: Materials Testing & Inspection

7/26/2018: Disbursement to Materials Testing & Inspection: Invoice 154393

\$4,798.83

Pioneer Title Company of Bannock County
135 North Arthur Avenue
Pocatello, ID 83204

Citizens Community Bank

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

17974

July 26, 2018

\$4,798.83

PAY Four Thousand Seven Hundred Ninety Eight and 83/100 * ***** Dollars

TO THE Materials Testing & Inspection
ORDER 2791 South Victory View Way
OF Boise, ID 83709

MEMO 633800, Invoice 154393

VOID AFTER 90 DAYS

⑈ 1 7 9 7 4 ⑈ ⑆ 1 2 4 1 0 3 7 7 3 ⑆ 1 0 3 0 5 0 0 0 0 1 2 2 4 ⑈

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

17974

DATE: 7/26/2018

FILE: 633800

CHECK AMOUNT: \$4,798.83

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/2017

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

PAYEE: Materials Testing & Inspection

7/26/2018: Disbursement to Materials Testing & Inspection: Invoice 154393

\$4,798.83



MATERIALS TESTING & INSPECTION

INVOICE

☐ Environmental Services

☐ Geotechnical Engineering

☐ Construction Materials Testing

☐ Special Inspections

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

June 15, 2018
Invoice Number 154393
File Number P180012C
PO Number:
Page 1 of 2

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

Professional Services for the Period: 5/28/2018 to 6/10/2018

Professional Services

<u>Date</u>	<u>Item Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Total</u>
5/30/18	Soils Field Density Tech A. Arbon	6.00	\$49.00	\$294.00
5/31/18	Project Manager	1.00	\$85.00	\$85.00
5/31/18	Soils Field Density Tech B. Thorngren 30 passing shots	8.00	\$49.00	\$392.00
5/31/18	Soils Field Density Tech , OT B Thorngren	0.50	\$73.50	\$36.75
6/1/18	Soils Field Density Tech B. Thorngren 24 passing shots	10.00	\$49.00	\$490.00
6/2/18	Soils Field Density Tech , OT B. Thorngren 30 Shots all passing	8.00	\$73.50	\$588.00
6/4/18	Soils Field Density Tech B. Thorngren Densities All Day	8.00	\$45.00	\$360.00
6/4/18	Soils Field Density Tech , OT B Thorngren	2.25	\$67.50	\$151.88
6/5/18	Project Manager	1.00	\$75.00	\$75.00
6/5/18	Soils Field Density Tech B. Thorngren Densities 30 shots	8.00	\$45.00	\$360.00
6/6/18	Soils Field Density Tech B. Thorngren Densities Started Proctor	7.00	\$45.00	\$315.00
6/7/18	Project Manager	1.00	\$75.00	\$75.00
6/7/18	Soils Field Density Tech B. Thorngren Densities all day	8.00	\$45.00	\$360.00
6/7/18	Soils Field Density Tech , OT B Thorngren	2.00	\$67.50	\$135.00
6/8/18	Soils Field Density Tech B. Thorngren Densities All Day	8.00	\$45.00	\$360.00

A 3% convenience fee will apply on all payments made with a credit card.

All invoices are due net 30. A late charge of 1.5% will be added to any unpaid balance after 30 days.

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mti@mti-id.com • www.mti-id.com



MATERIALS TESTING & INSPECTION

Invoice Number 154393
File Number P180012C
Page 2 of 2

☒ Environmental Services ☒ Geotechnical Engineering ☐ Construction Materials Testing ☐ Special Inspections

6/8/18 Soils Field Density Tech, OT 2.00 \$67.50 \$135.00
B Thorngren

Professional Services Totals: \$4,212.63

Miscellaneous

Date	Item Description	Quantity	Rate	Total
5/30/18	Mileage	10.00	\$0.68	\$6.80
5/31/18	Mileage	10.00	\$0.68	\$6.80
6/1/18	Mileage	10.00	\$0.68	\$6.80
6/2/18	Mileage	10.00	\$0.68	\$6.80
6/4/18	Mileage	10.00	\$0.68	\$6.80
6/5/18	Mileage	10.00	\$0.68	\$6.80
6/6/18	Mileage	10.00	\$0.68	\$6.80
6/7/18	Mileage	10.00	\$0.68	\$6.80
6/8/18	Mileage	10.00	\$0.68	\$6.80

Miscellaneous Totals: \$61.20

Laboratory Testing/Misc

Date	Item Description	Quantity	Rate	Total
6/3/18	Proctor 18-4087 T99	1.00	\$175.00	\$175.00
6/3/18	Sieve - Coarse & Fine 18-4087 T27	1.00	\$125.00	\$125.00
6/4/18	Proctor - 1 Point 18-4093 1 Point	1.00	\$100.00	\$100.00
6/4/18	Sieve - Coarse & Fine 18-4093 C136	1.00	\$125.00	\$125.00

Laboratory Testing/Misc Totals: \$525.00

TOTAL DUE THIS INVOICE:

\$4,798.83

Account Information

Billed To-Date: \$4,798.83
Contract Amount: \$43,274.80
Percent Complete: 11.09%

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

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

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

2791 South Victory View Way • Boise, ID 83709 • (208) 376-4748 • Fax (208) 322-6515
mti@mti-id.com • www.mti-id.com

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

17973

DATE: 7/26/2018

FILE: 633800

CHECK AMOUNT: \$4,838.96

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/2017

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

PAYEE: Materials Testing & Inspection

7/26/2018: Disbursement to Materials Testing & Inspection: Invoice 154858

\$4,838.96

Pioneer Title Company of Bannock County
135 North Arthur Avenue
Pocatello, ID 83204

Citizens Community Bank

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

17973

July 26, 2018

\$4,838.96

PAY Four Thousand Eight Hundred Thirty Eight and 96/100 ***** Dollars

TO THE Materials Testing & Inspection
ORDER 2791 South Victory View Way
OF Boise, ID 83709

MEMO 633800, Invoice 154858

VOID AFTER 90 DAYS

⑈ 1 7 9 7 3 ⑈ ⑈ 1 2 4 1 0 3 7 7 3 ⑈ 1 0 3 0 5 0 0 0 0 1 2 2 4 ⑈

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

17973

DATE: 7/26/2018

FILE: 633800

CHECK AMOUNT: \$4,838.96

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/2017

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

PAYEE: Materials Testing & Inspection

7/26/2018: Disbursement to Materials Testing & Inspection: Invoice 154858

\$4,838.96



MATERIALS TESTING & INSPECTION

INVOICE

☐ Environmental Services☐ Geotechnical Engineering☐ Construction Materials Testing☐ Special Inspections

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

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

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

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

Professional Services

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

A 3% convenience fee will apply on all payments made with a credit card.

All invoices are due net 30. A late charge of 1.5% will be added to any unpaid balance after 30 days.

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mti@mti-id.com • www.mti-id.com



MATERIALS TESTING & INSPECTION

Invoice Number 154858
File Number P180012C
Page 2 of 2

☐ Environmental Services ☐ Geotechnical Engineering ☐ Construction Materials Testing ☐ Special Inspections

6/21/18	Soils Field Density Tech J. Harker	8.00	\$45.00	\$360.00
6/21/18	Project Manager	1.00	\$75.00	\$75.00
6/22/18	Soils Field Density Tech J. Harker	4.00	\$45.00	\$180.00

Professional Services Totals: \$4,743.76

Miscellaneous

Date	Item Description	Quantity	Rate	Total
6/11/18	Mileage	10.00	\$0.68	\$6.80
6/12/18	Mileage	10.00	\$0.68	\$6.80
6/13/18	Mileage	10.00	\$0.68	\$6.80
6/15/18	Mileage	10.00	\$0.68	\$6.80
6/16/18	Mileage	10.00	\$0.68	\$6.80
6/18/18	Mileage	10.00	\$0.68	\$6.80
6/19/18	Mileage	10.00	\$0.68	\$6.80
6/20/18	Mileage	10.00	\$0.68	\$6.80
6/20/18	Mileage	10.00	\$0.68	\$6.80
6/21/18	Mileage	20.00	\$0.68	\$13.60
	2 trips			
6/22/18	Mileage	30.00	\$0.68	\$20.40
	3 trips			

Miscellaneous Totals: \$95.20

TOTAL DUE THIS INVOICE:

\$4,838.96

Account Information

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

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

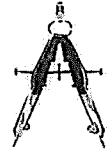
Accounts Receivable
Materials Testing & Inspection
2791 S. Victory View Way
Boise, ID 83709

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

2791 South Victory View Way • Boise, ID 83709 • (208) 376-4748 • Fax (208) 322-6515
mti@mti-id.com • www.mti-id.com



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



August 10, 2018

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

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

Stacy:

I have reviewed the invoice that was emailed to me on August 10, 2018 for Creek Hollow & Associates, Inc. I have found the work was done and services provided for the agreed roadway and within the approved plans. I found no exceptions, please pay the invoice 032.18 submitted for review by email August 10, 2018.

Creek Hollow & Associates, Inc._ Invoice No. 032.18 dated 8/9/2018 for \$23,660.00

Total disbursement for invoice 032.18 should be \$23,660.00

Feel free to contact me at 208-234-6228 or mquayle@pocatello.us if you need any further information.

Thank you.

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

Cc: City file

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1815
ATE: 8/10/2018 FILE: 633800 CHECK AMOUNT: \$23,660.1
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: Creek Hollow & Associates, Inc.
10/2018: Disbursement to Fill-In 9: CREEK HOLLOW JOB #17033.JV6 \$23,660.1

ioneer Title Company of Bannock County Citizens Community Bank 1815
35 North Arthur Avenue Escrow Trust Account
ocatello, ID 83204 280 South Arthur Ave.
Pocatello, ID 83204 August 10, 20
92-377/1241
\$23,660.1
AY Twenty Three Thousand Six Hundred Sixty and 00/100 ***** Dollars

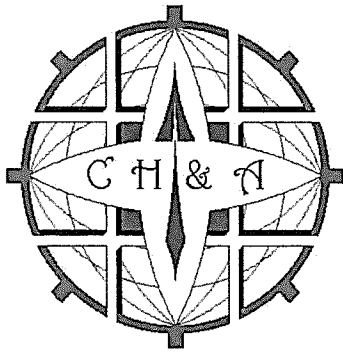
O THE Creek Hollow & Associates, Inc.
RDER 611 Wilson Ave. Suite 1A
F Pocatello, ID 83201

MEMO 633800, CREEK HOLLOW JOB #17033.JV6

VOID AFTER 90 DAYS


⑈ 18150 ⑈ ⑆ 124103773⑆1030500001224⑈

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1815
ATE: 8/10/2018 FILE: 633800 CHECK AMOUNT: \$23,660.1
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: Creek Hollow & Associates, Inc.
10/2018: Disbursement to Fill-In 9: CREEK HOLLOW JOB #17033.JV6 \$23,660.1



Creek Hollow & Associates, Inc.

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

INVOICE

Invoice Date: 08/09/18

Invoice No. 032.18

Bill To:

Town Center JV
4990 Valenty Rd.
Chubbuck, ID 83202

Attention: Ken Pape

RE: Northgate Prkwy & Olympus Dr. (Job No. 17033.JV6)

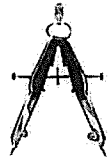
Terms: Net 30 Days

Item	Description	Total
1	<u>Office Calculations/Control:</u> Office calculations for staking, drafting, converting xml files for contractor, meetings and administration, and establish and/or verify project control for model use.	\$6,280.00
2	<u>Grubbing :</u> Stake grubbing limits for Northgate & Olympus.	\$1,320.00
3	<u>Curb & Gutter:</u> Stake 3 foot offset @ 25 foot stations, grade breaks, curve pc's, pt's, and radius points. (Perimeter & Island Curb at Northgate)	\$4,400.00
4	<u>Storm Sewer:</u> Stake offsets to manholes, catch basins, and tunnel sleeve.	\$2,200.00
5	<u>Water Line:</u> Stake offsets to fire hydrants and water centerline points.	\$2,640.00
6	<u>Sanitary Sewer:</u> Stake offsets to manholes, sewer stubs, and tunnel sleeve.	\$2,420.00
7	<u>Redheads & Blue tops:</u> Sub-grade elevations verification and granular elevations verification at Northgate Parkway.	\$1,320.00
8	<u>Joint Trench:</u> Stake centerline for joint trench utilities and power vaults.	\$1,320.00
9	<u>Pedestrian Tunnel:</u> Stake offsets for excavation, footings locations and elevations, centerline tunnel.	\$1,760.00
Balance Due		\$23,660.00

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



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



August 14, 2018

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

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

Stacy:

I have reviewed the invoice that was emailed to me on August 13, 2018 for Material Testing & Inspection (MTI) from Brenda Fried-Chaffin. I have found the work was done and services provided for the agreed roadway and within the approved plans. I found no exceptions, please pay the invoice 156143 submitted for review by email August 13, 2018.

MTI_ Invoice No. 156143 dated 8/10/2018 for \$6,563.15

Total disbursement for invoice 156143 should be \$6,563.15

Feel free to contact me at 208-234-6228 or mquayle@pocatello.us if you need any further information.

Thank you.

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

Cc: City file

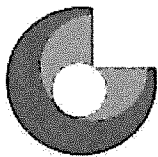
ioneer Title Company of Bannock County, Citizens Community Bank: 10305000012241819
ATE: 8/14/2018FILE: 633800CHECK AMOUNT: \$6,563.11
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: Materials Testing & Inspection
14/2018: Disbursement to Materials Testing & Inspection: Invoice\$6,563.11

ioneer Title Company of Bannock County35 North Arthur AvenuePocatello, ID 83204
Citizens Community BankEscrow Trust Account280 South Arthur Ave.Pocatello, ID 8320492-377/12411819
August 14, 2018

VOID
AY Six Thousand Five Hundred Sixty Three and 00/100 \$6,563.11
Dolla
O THE Materials Testing & Inspection
RDER 2791 South Victory View Way
F Boise, ID 83709
MEMO 633800, Invoice
VOID AFTER 90 DAYS

⑈ 18195⑈ ⑆ 124103773⑆ 1030500001224⑈

ioneer Title Company of Bannock County, Citizens Community Bank: 10305000012241819
ATE: 8/14/2018FILE: 633800CHECK AMOUNT: \$6,563.11
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: Materials Testing & Inspection
14/2018: Disbursement to Materials Testing & Inspection: Invoice\$6,563.11



MATERIALS TESTING & INSPECTION

INVOICE

☐ Environmental Services☐ Geotechnical Engineering☐ Construction Materials Testing☐ Special Inspections

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

August 10, 2018

Invoice Number 156143
File Number P180012C
PO Number:
Page 1 of 3

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

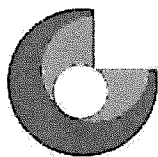
Professional Services for the Period: 7/23/2018 to 8/5/2018

Professional Services

<u>Date</u>	<u>Item Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Total</u>
7/23/18	Soils Field Density Tech S. Borchert	6.00	\$45.00	\$270.00
7/23/18	Project Manager	1.00	\$75.00	\$75.00
7/24/18	Soils Field Density Tech A. Arbon	8.00	\$45.00	\$360.00
7/24/18	Soils Field Density Tech , OT	1.00	\$67.50	\$67.50
7/25/18	Soils Field Density Tech B. French	8.00	\$45.00	\$360.00
7/25/18	Soils Field Density Tech	4.50	\$45.00	\$202.50
7/25/18	Project Manager	1.00	\$75.00	\$75.00
7/26/18	Concrete Inspector B. French 18-01863 - 18-01867	3.00	\$45.00	\$135.00
7/26/18	Concrete Inspector J. Harker 18-01868 to 18-01882	4.00	\$45.00	\$180.00
7/26/18	Cylinder Pick Up J. Harker	1.00	\$45.00	\$45.00
7/26/18	Soils Field Density Tech J. Harker	4.00	\$45.00	\$180.00
7/27/18	Cylinder Pick Up 18-063 - 18-01882	1.00	\$45.00	\$45.00
7/27/18	Project Manager	1.00	\$75.00	\$75.00
7/27/18	Cylinder Pick Up K. Olehy	1.00	\$45.00	\$45.00
7/27/18	Soils Field Density Tech K. Olehy	7.00	\$45.00	\$315.00
7/27/18	Soils Field Density Tech , OT K. Olehy	2.50	\$67.50	\$168.75
7/30/18	Soils Field Density Tech S. Borchert	8.00	\$45.00	\$360.00
7/31/18	Soils Field Density Tech	8.00	\$45.00	\$360.00
7/31/18	Project Manager	1.00	\$75.00	\$75.00
8/1/18	Soils Field Density Tech	8.00	\$45.00	\$360.00

A 3% convenience fee will apply on all payments made with a credit card.

All invoices are due net 30. A late charge of 1.5% will be added to any unpaid balance after 30 days.



MATERIALS TESTING & INSPECTION

Invoice Number 156143
File Number P180012C
Page 2 of 3

☐ Environmental Services ☐ Geotechnical Engineering ☐ Construction Materials Testing ☐ Special Inspections

	S. Borchert			
8/2/18	Soils Field Density Tech	8.00	\$45.00	\$360.00
	B. French			
8/2/18	Soils Field Density Tech , OT	3.50	\$67.50	\$236.25
	B French			
8/2/18	Project Manager	1.00	\$75.00	\$75.00
8/3/18	Soils Field Density Tech	8.00	\$45.00	\$360.00
8/3/18	Soils Field Density Tech , OT	2.50	\$67.50	\$168.75
	B French			
8/4/18	Soils Field Density Tech , OT	4.00	\$67.50	\$270.00
	S. Borchert			
	On Standby			

Professional Services Totals: \$5,223.75

Miscellaneous

<u>Date</u>	<u>Item Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Total</u>
7/23/18	Mileage	10.00	\$0.68	\$6.80
7/24/18	Mileage	30.00	\$0.68	\$20.40
	3 trips			
7/25/18	Mileage	20.00	\$0.68	\$13.60
	2 trips			
7/26/18	Mileage	20.00	\$0.68	\$13.60
	2 trips			
7/26/18	Mileage	35.00	\$0.68	\$23.80
7/27/18	Mileage	30.00	\$0.68	\$20.40
	3 Trips			
7/30/18	Mileage	10.00	\$0.68	\$6.80
7/31/18	Mileage	10.00	\$0.68	\$6.80
8/1/18	Mileage	10.00	\$0.68	\$6.80
8/2/18	Mileage	10.00	\$0.68	\$6.80
8/4/18	Mileage	20.00	\$0.68	\$13.60
	2 trips			

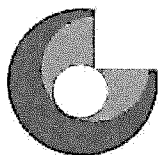
Miscellaneous Totals: \$139.40

Laboratory Testing/Misc

<u>Date</u>	<u>Item Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Total</u>
7/23/18	Proctor	1.00	\$175.00	\$175.00
	18-4160 T99			
7/23/18	Sieve - Coarse & Fine	1.00	\$125.00	\$125.00
	18-4160 T27			
7/24/18	Proctor - Rush	1.00	\$275.00	\$275.00
	Sample ID#18-7318			
7/24/18	Sieve - Coarse & Fine	1.00	\$125.00	\$125.00
	Sample ID#18-7318			
7/26/18	Concrete Cylinders	5.00	\$25.00	\$125.00
	18-01863 - 18-01867			
7/26/18	Concrete Cylinders	15.00	\$25.00	\$375.00

A 3% convenience fee will apply on all payments made with a credit card.

All invoices are due net 30. A late charge of 1.5% will be added to any unpaid balance after 30 days.



MATERIALS TESTING & INSPECTION

Invoice Number 156143
File Number P180012C
Page 3 of 3

☐ Environmental Services ☐ Geotechnical Engineering ☐ Construction Materials Testing ☐ Special Inspections

18-01868 to 18-01882

Laboratory Testing/Misc Totals: \$1,200.00

TOTAL DUE THIS INVOICE:

\$6,563.15

Account Information

Billed To-Date: \$27,101.40
Contract Amount: \$43,274.80
Percent Complete: 62.63%

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

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

A 3% convenience fee will apply on all payments made with a credit card.

All invoices are due net 30. A late charge of 1.5% will be added to any unpaid balance after 30 days.

PAYMENT REQUEST

To: Pioneer Title Company

Please issue payment to Spinnaker Engineering Science

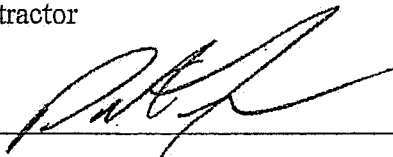
In the amount of \$ 34,040 per the attached invoice. The completion of the work for the attached invoice has been completed.

The funds shall be paid from the following account:

 Pedestrian Infrastructure Project Disbursement

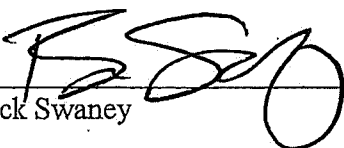
 Road Project Disbursement

Contractor



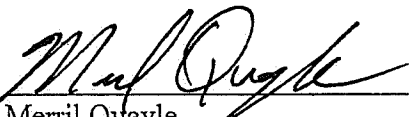
Approved:

Town Center JV


Buck Swaney

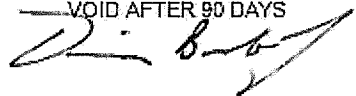

Ken Pape

City of Pocatello


Merril Quayle

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1870
ATE: 10/17/2018 FILE: 633800 CHECK AMOUNT: \$34,040.1
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: S. E. Science
0/17/2018: Disbursement to Fill-In 6: Invoice 18058 \$34,040.1

ioneer Title Company of Bannock County Citizens Community Bank 1870
35 North Arthur Avenue Escrow Trust Account
ocatello, ID 83204 280 South Arthur Ave.
Pocatello, ID 83204
92-377/1241 October 17, 20

VOID \$34,040.1
AY Thirty Four Thousand Forty and 0/10 *****
O THE S. E. Science
RDER P.O. Box 2412
F Salt Lake City, UT 84110
MEMO 633800, Invoice 18058
VOID AFTER 90 DAYS


18707 124 103773 103050000 1224

ioneer Title Company of Bannock County, Citizens Community Bank: 1030500001224 1870
ATE: 10/17/2018 FILE: 633800 CHECK AMOUNT: \$34,040.1
UYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/20
ROPERTY ADDRESS: Bare Land, nna Olympus Drive, Pocatello, ID 83201
AYEE: S. E. Science
0/17/2018: Disbursement to Fill-In 6: Invoice 18058 \$34,040.1

s.e. science



INVOICE

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

801-433-2498

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

Invoice Number: 18058

P.O./S.O. Number: se1615.03a
Northgate Idaho

Invoice Date: September 26, 2018

Payment Due: September 26, 2018

Amount Due (USD): \$34,040.00

Items	Quantity	Price	Amount
Civil Engineering Program Manager BILLED IN FULL	0.22	\$30,000.00	\$6,600.00
Civil Engineering Construction Observation PARTIAL BILLING (60% billed to date)	0.4	\$22,000.00	\$8,800.00
Civil Engineering Record Drawings	0	\$3,000.00	\$0.00
Surveying GIS Data of City Infrastructure	0	\$5,000.00	\$0.00
Subcontract Landscape Architect BILLED IN FULL	0.5	\$8,000.00	\$4,000.00
Engineering Principal Design of South side of Chubbuck Rd optimized 3-times to minimize construction cost.	31	\$140.00	\$4,340.00
Reimbursable Expenses 07/25/18 County Exhibits	0.75	\$0.00	\$0.00
Engineering Principal 08/08/18 County Exhibits	2.25	\$140.00	\$315.00
Engineering Principal 08/08/23 Roadway design, waterline, and storm drain extension east along Northgate to PHT parcel property line.	5.75	\$140.00	\$805.00
Engineering Principal 09/09/19 Exhibit for school district	2	\$140.00	\$280.00



INVOICE

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

801-433-2498

Items	Quantity	Price	Amount
Reimbursable Expenses Traffic Impact Study	1	\$8,900.00	\$8,900.00
Total:			\$34,040.00
Amount Due (USD):			\$34,040.00

Notes

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

INVOICE

HartSafe

154 South Siler Road
Pocatello, Idaho 83202

Date	Invoice #
21NOV2018	11-2018-01

Bill To:

Portneuf Development
PO Box 2557
Pocatello, Idaho 83206

Purchase Order #		Terms	Project
N/A		30 days + 10%	R. Hart Irrig Line
Description	Qty	Unit Price	Amount
Trench, Install 8" HDPE Irrigation Waterline, and Backfill 3900 feet	3900	4.00	15600.00
Pick up and delivery of two 8" MJ cast iron fittings with 11.25° bend from Ferguson Waterworks of Idaho Falls	1	250.00	250.00
Make check payable to: Walter Hart		NO TAX	0.00
TOTAL			\$15,850.00

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

19032

DATE: 11/27/2018

FILE: 633800

CHECK AMOUNT: \$15,850.00

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/2017

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

PAYEE: HartSafe

11/27/2018: Receipt to Fill-In 2: Invoice 11-2018-01

\$15,850.00

Pioneer Title Company of Bannock County
135 North Arthur Avenue
Pocatello, ID 83204

Citizens Community Bank

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

19032

November 27, 2018

\$15,850.00

PAY Fifteen Thousand Eight Hundred Fifty and 00/100 ***** Dollars

TO THE HartSafe
ORDER 154 S Siler Rd.
OF Pocatello, ID 83202

MEMO 633800, Invoice 11-2018-01

VOID AFTER 90 DAYS

⑈ 19032⑈ ⑆ 124103773⑆ 1030500001224⑈

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

19032

DATE: 11/27/2018

FILE: 633800

CHECK AMOUNT: \$15,850.00

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/2017

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

PAYEE: HartSafe

11/27/2018: Receipt to Fill-In 2: Invoice 11-2018-01

\$15,850.00

NGSSupply, Inc

4990 Valenty
Suite H
Chubbuck, ID 83202

Phone # 208-232-0277

Fax # 208-269-7240

Non-Conformance	Conformance	Date	Invoice
		10/26/2018	6159

Bill To
TOWN CENTER JV

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			10/26/2018			

Quantity	Item Code	Description	U/M	Price Each	Amount
10	CON 1-1/4-GAL...	CON 1-1/4-GALV-CPLG COUPLING		2.44	24.40T
6	CON 1-1/4 X10-...	CON 1-1/4 X10-GALV-NIP NIPPLE		8.90	53.40T
10	PVC 1-1/4-PVC...	PVC 1-1/4-PVC-SCHED-40-10FT CONDUIT		10.68	106.80T
1	PVC2-IN PVC F...	PVC 2-IN-PVC- FEMALE ADPT		9.58	9.58T
1	CON 1-1/4 X10-...	CON 1-1/4 X10-GALV-NIP NIPPLE		8.90	8.90T
492	PVC 1-1/4-PVC...	PVC 1-1/4-PVC-SCHED-40-10FT CONDUIT		10.68	5,254.56T
21	CON 2-in- 90	CON 2-IN-90 DEG-GAL- ELBOW		16.78	352.38T
16	PVC2-IN PVC F...	PVC 2-IN-PVC- FEMALE ADPT		9.58	153.28T
27	PVC 1PT-PVC-...	PVC 1PT-PVC-CEMENT-W/BRUSH-TOP		0.736	19.87T
3	CON 1-1/4-90D...	CON 1-1/4-90DEG-GALV-ELBOW ELL		9.02	27.06T
6	PVC 1-1/4-PVC...	PVC 1-1/		0.4528	2.72T
3	QZT PG1730B...	STK BX STD OPN BASE		157.62	472.86T
5	CIN 910-10	10"X10" GREEN TEST WELL W/LID "ELECTRIC"		33.60	168.00T
8	PVC 2- 22RAD-...	PVC 2-IN-22RAD-SCH-40-ELL		13.57	108.56T
13	PVC 2-IN-PVC-...	PVC 2-IN-PVC-COND-CPLG		2.19	28.47T
3	PVC1QT-PVC- ...	PVC 1QT-PVC-CEMENT-W/BRUSH-TOP		12.79	38.37T
7	CON 2-IN90 DEG	CON 2 -IN 90DEG 36RAD FIBERGLASS LONG SWEEP ELBOW		63.78	446.46T
1	P&S L630-R	LKG SGL RCPT-NEMA L6-30R		23.98	23.98T
9	PVC 4-IN -POL...	PVC 4-IN-PLOY PLUG W/PULLING EYE		7.99	71.91T
98	PVC 4-IN-PVC	4" PVC SCHED 40-10' CONDUIT (FOR THE CITY)		21.22	2,079.56T
108	ANCHOR BOLT...	F1554 G55 36"X1" GALVANIZED ANCHOR BOLT (CITY LIGHT)		33.84	3,654.72T
		Out-of-state sale, exempt from sales tax		0.00%	0.00
				Total	\$13,105.84

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

18980

DATE: 11/19/2018

FILE: 633800

CHECK AMOUNT: \$13,105.84

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/2017

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

PAYEE: NGS Supply Invoice

11/19/2018: Disbursement to Fill-In 11: 6159

\$13,105.84

Pioneer Title Company of Bannock County
135 North Arthur Avenue
Pocatello, ID 83204

Citizens Community Bank

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

18980

November 19, 2018

VOID

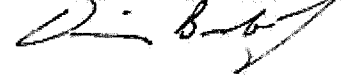
\$13,105.84

PAY Thirteen Thousand One Hundre Five and 84/100 ***** Dollars

TO THE NGS Supply Invoice
ORDER
OF

MEMO 633800, 6159

VOID AFTER 90 DAYS



⑈18980⑈ ⑆124103773⑆1030500001224⑈

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

18980

DATE: 11/19/2018

FILE: 633800

CHECK AMOUNT: \$13,105.84

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/2017

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

PAYEE: NGS Supply Invoice

11/19/2018: Disbursement to Fill-In 11: 6159

\$13,105.84

PAYMENT REQUEST

Please issue payment to Chuck Hollow & Associates, Inc.

In the amount of \$ 23,802.50 per the attached invoice. The funds shall be paid from the following account: \$54,462.50

☒ Pedestrian Infrastructure Project Disbursement

☒ Road Project Disbursement \$220

Contractor

Approved:

Town Center JV

Buck Swaney

Ken Pape

City of Pocatello

Merril Quayle

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

19033

DATE: 11/27/2018

FILE: 633800

CHECK AMOUNT: \$24,462.50

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/2017

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

PAYEE: Creek Hollow & Associates, Inc.

11/27/2018: Disbursement to Fill-In 9: Invoice 043.18	\$2,230.00
11/27/2018: Disbursement to Fill-In 9: Invoice 042.18	\$12,960.00
11/27/2018: Disbursement to Fill-In 9: Invoice 044.18	\$3,560.00
11/27/2018: Disbursement to Fill-In 9: Invoice 039.18	\$3,402.50
11/27/2018: Disbursement to Fill-In 9: Invoice 040.18	\$665.00
11/27/2018: Disbursement to Fill-In 9: Inv. 041.18	\$1,045.00
11/27/2018: Disbursement to Fill-In 9: Invoice 050.18	\$600.00

Pioneer Title Company of Bannock County
135 North Arthur Avenue
Pocatello, ID 83204

Citizens Community Bank

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

19033

November 27, 2018

VOID

\$24,462.50

PAY Twenty Four Thousand Four Hundred xty T o and 50/100 ***** Dollars

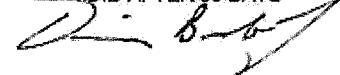
TO THE Creek Hollow & Associates, Inc.

ORDER 611 Wilson Ave. Suite 1A

OF Pocatello, ID 83201

MEMO 633800

VOID AFTER 90 DAYS



⑈ 19033 ⑆ ⑆ 24 103773 ⑆ 103050000 1224 ⑈

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

19033

DATE: 11/27/2018

FILE: 633800

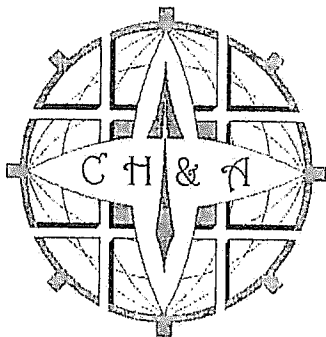
CHECK AMOUNT: \$24,462.50

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/2017

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

PAYEE: Creek Hollow & Associates, Inc.

11/27/2018: Disbursement to Fill-In 9: Invoice 043.18	\$2,230.00
11/27/2018: Disbursement to Fill-In 9: Invoice 042.18	\$12,960.00
11/27/2018: Disbursement to Fill-In 9: Invoice 044.18	\$3,560.00
11/27/2018: Disbursement to Fill-In 9: Invoice 039.18	\$3,402.50
11/27/2018: Disbursement to Fill-In 9: Invoice 040.18	\$665.00
11/27/2018: Disbursement to Fill-In 9: Inv. 041.18	\$1,045.00
11/27/2018: Disbursement to Fill-In 9: Invoice 050.18	\$600.00



Creek Hollow & Associates, Inc.

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

INVOICE

Invoice Date: 11/05/18

Invoice No. 043.18

Bill To:

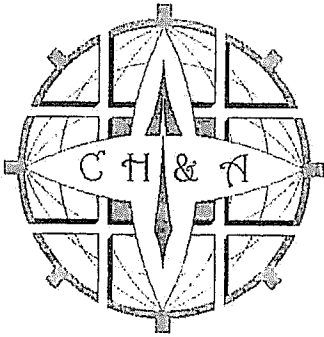
Town Center JV
4990 Valenty Rd.
Chubbuck, ID 83202

RE: Portneuf Development Co. - Hart Irrigation Easement (Job #17033.JV8)

Terms: Upon Receipt

Item	Description	Total
1	<u>Office / Drafting:</u> Drafting irrigation easement map for 20 foot wide width and revised map for Record of Survey for 25 foot wide Easement. Preparation of Legal Descriptions for three easement areas.	\$1,350.00
2	<u>Surveying:</u> Stake easement sidelines for Robert Hart to walk the site. Stake centerline of easement for pipe installation. Set easement corners per Record of Survey. Stake sleeve location for pipe at Fairgrounds Rd.	\$880.00
Balance Due		\$2,230.00

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



Creek Hollow & Associates, Inc.

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

INVOICE

Invoice Date: 11/05/18

Invoice No. 042.18

Bill To:

Town Center JV
4990 Valenty Rd.
Chubbuck, ID 83202

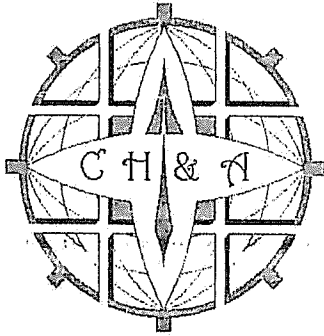
Attention: Ken Pape

RE: Northgate Prkwy & Olympus Dr. (Job No. 17033.JV6)

Terms: Net 30 Days

Item	Description	Total
1	<u>Office Calculations/Control:</u> Office calculations for staking items below and surface model revisions.	\$2,400.00
2	<u>Curb & Gutter:</u> Stake 3 foot offset @ 25 foot stations, grade breaks, curve pc's, pt's, and radius points. (Perimeter & Island Curb at Northgate)	\$5,280.00
3	<u>Storm Sewer:</u> Re-stake offsets to manhole #18.	\$110.00
4	<u>Water Line:</u> Stake water line addition along Northgate.	\$220.00
5	<u>Light Poles:</u> Stake light pole locations and conduit sleeve locations.	\$880.00
6	<u>Redheads & Blue tops:</u> Sub-grade elevations verification and 3/4" aggregate elevations verification at Olympus Drive and Northgate Parkway.	\$2,200.00
7	<u>Striping Layout:</u> Stake striping layout for Jerome and Olympus.	\$1,650.00
8	<u>Pedestrian Tunnel:</u> Existing ground topo for Paul and Toe of Rock Wall layout.	\$220.00
Balance Due		\$12,960.00

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



Creek Hollow & Associates, Inc.

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

INVOICE

Invoice Date: 11/05/18

Invoice No. 044.18

Bill To:

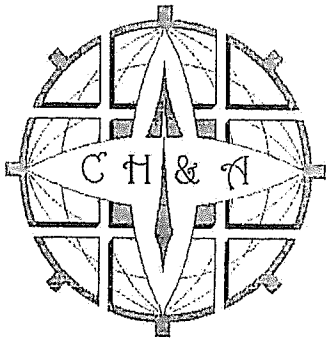
Town Center JV
4990 Valenty Rd.
Chubbuck, ID 83202

RE: Town Center JV - Urban Renewal TIF Boundary (Job #17033.JV7)

Terms: Upon Receipt

Item	Description	Total
1	Office / Drafting: Drafting preliminary and final TIF map, Research for property owner parcel numbers, coordination with BLM for additional section corners set, preparation of AG Consents for submittal, preparation of Legal Description of TIF boundary for submittal.	\$1,800.00
2	Surveying: Survey of newly set BLM section monuments for Hiatus areas to determine TIF boundary.	\$1,760.00
Balance Due		\$3,560.00

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



Creek Hollow & Associates, Inc.

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

INVOICE

Invoice Date: 11/05/18

Invoice No. 039.18

Bill To:

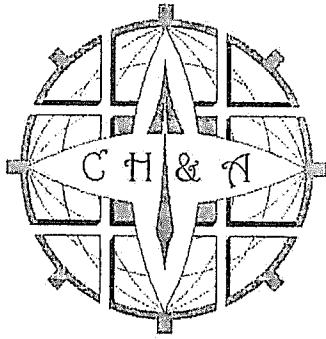
Town Center JV
4990 Valenty Rd.
Chubbuck, ID 83202

RE: Town Center JV - Section 1 Meridional Line Center Quarter (Job #17033.JV1)

Terms: Upon Receipt

Item	Description	Total
1	<u>Office / Drafting:</u> Research of original BLM notes and maps, record of surveys of previous surveys, corner records for existing section corners, research at Idaho Power for maps, Consulting with John Elle a fellow surveyor, meetings with Robert Hart to discuss previous surveys and solution to resolve, meeting with Mike Broce at BLM to discuss section work. Preparation of exhibits for meetings, Record of Survey and narrative of history of the surveys and deed recorded. Set new property corners for areas to be Quit Claimed. Preparation of Quit Claim legal descriptions for the transfer of the various parcels to resolve Section 1 discrepancies. Preparation of Corner Perpetuation and Filing for North Quarter corner and Center Quarter corner.	\$2,962.50
2	<u>Surveying:</u> Set new property corners at Quit Claim parcel corners and Center Quarter corner.	\$440.00
Balance Due		\$3,402.50

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



Creek Hollow & Associates, Inc.

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

INVOICE

Invoice Date: 11/05/18

Invoice No. 040.18

Bill To:

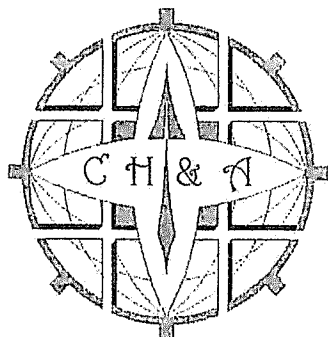
Town Center JV
4990 Valenty Rd.
Chubbuck, ID 83202

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

Terms: Upon Receipt

Item	Description	Total
1	<u>Office / Drafting:</u> Drafting updated exhibit for ITD and File Record of Survey at request of ITD.	\$225.00
2	<u>Surveying:</u> Set monuments for Right of Way corners per Record of Survey.	\$440.00
Balance Due		\$665.00

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



Creek Hollow & Associates, Inc.

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

INVOICE

Invoice Date: 11/05/18

Invoice No. 041.18

Bill To:

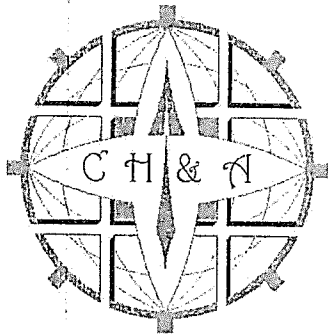
Town Center JV
4990 Valenty Rd.
Chubbuck, ID 83202

RE: Town Center JV - Rupp Minor Land Division (Job #17033.JV5)

Terms: Upon Receipt

Item	Description	Total
1	<u>Office / Drafting:</u> Drafting Minor Land Division Record of Survey.	\$825.00
2	<u>Surveying:</u> Set monuments for Parcels along Northgate Parkway per Record of Survey.	\$220.00
Balance Due		\$1,045.00

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



Creek Hollow & Associates, Inc.

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

INVOICE

Invoice Date: 11/10/18

Invoice No. 050.18

Bill To:

Town Center JV
4990 Valenty Rd.
Chubbuck, ID 83202

Attention: Ken Pape

RE: Utility Easement - Northgate Prkwy & Olympus Dr. (Job No. 17033.JV12)

Terms: Net 30 Days

Item	Description	Total
1	Drafting: Drafting Exhibit for Utility Easement map of Joint trench easement beyond the Crossing Division No. 1 extending North along West side of Olympus Drive to Roundabout. Preparation of Legal Description of Easement to Grant to various Utility Company's.	\$600.00
Balance Due		\$600.00

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

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

DATE: 11/19/2018

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein...

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

PAYEE: S.E. Science

FILE: 633800

SETTLEMENT DATE: 10/10/2017

18982

CHECK AMOUNT: \$36,707.50

11/19/2018: Disbursement to Fill-In 8

11/19/2018: Disbursement to Fill-In 8

11/19/2018: Receipt from Fill-In 8

11/19/2018: Disbursement to Fill-In 8: 18021

11/19/2018: Disbursement to Fill-In 8: 18068

11/19/2018: Disbursement to Fill-In 8: 18069

\$36,500.00

\$6,000.00

(\$42,500.00)

\$8,400.00

\$17,800.00

\$10,507.50

Pioneer Title Company of Bannock County

135 North Arthur Avenue

Pocatello, ID 83204

Citizens Community Bank

Escrow Trust Account

280 South Arthur Ave.

Pocatello, ID 83204

92-377/1241

18982

November 19, 2018

VOID

PAY Thirty Six Thousand Seven Hundred Seven and 50/100 ** * 50/100 ***** Dollars

TO THE S.E. Science

ORDER P.O. Box 2412

OF Salt Lake City, UT 84110

MEMO 633800

VOID AFTER 90 DAYS

⑈ 1898 2⑈ ⑆ 1 24 103773⑆103050000 1 2 24⑈

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

DATE: 11/19/2018

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein...

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

PAYEE: S.E. Science

FILE: 633800

SETTLEMENT DATE: 10/10/2017

18982

CHECK AMOUNT: \$36,707.50

11/19/2018: Disbursement to Fill-In 8

11/19/2018: Disbursement to Fill-In 8

11/19/2018: Receipt from Fill-In 8

11/19/2018: Disbursement to Fill-In 8: 18021

11/19/2018: Disbursement to Fill-In 8: 18068

11/19/2018: Disbursement to Fill-In 8: 18069

\$36,500.00

\$6,000.00

(\$42,500.00)

\$8,400.00

\$17,800.00

\$10,507.50



INVOICE

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

801-433-2498

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

Invoice Number: 18068

P.O./S.O. Number: se1615.03a
Northgate Idaho

Invoice Date: October 30, 2018

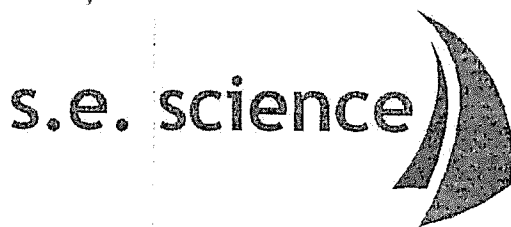
Payment Due: October 30, 2018

Amount Due (USD): \$17,800.00

Items	Quantity	Price	Amount
Civil Engineering Construction Observation BILLED IN FULL	0.4	\$22,000.00	\$8,800.00
Civil Engineering Record Drawings	1	\$3,000.00	\$3,000.00
Surveying GIS Data of City Infrastructure	1	\$5,000.00	\$5,000.00
Subcontract Retaining wall Design by Geotechnical Engineer	1	\$650.00	\$650.00
Prints (D Size) Mylar Prints	35	\$10.00	\$350.00
Total:			\$17,800.00
Amount Due (USD):			\$17,800.00

Notes

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



INVOICE

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

801-433-2498

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

Invoice Number: 18021

P.O./S.O. Number: se1615.03a
Northgate Idaho

Invoice Date: March 15, 2018

Payment Due: March 15, 2018

Amount Due (USD): \$8,400.00

Items	Quantity	Price	Amount
Out of Project Scope / Change Order SURVEYING: Office / Drafting: Research subdivision plats and Record of Surveys recorded along the proposed water route for existing survey monuments. Drafting base map for engineering use of water line design, inverts of manholes and storm inlets. Preparation of water line easement exhibit and legal description for future recording, Meeting with Jim Hart to sign letter of intent to grant easement; Field Surveying: Topography survey of existing features along Satterfield Street (Butte & Chubbuck Ext.) Digline locate markings update to map.	1	\$4,300.00	\$4,300.00
Out of Project Scope / Change Order ENGINEERING: Upload surveying data for JEROME, SATTERFIELD, CHUBBUCK II, and HART WATERLINE; create fault lines from points, create surface from fault lines and points, draw horizontal linework, design laterals and service connections from city maps and points, draw plan and profiles, and calculate utility crossings in profiles. Design waterlines and fittings in plan and profiles and generate civil sheets.	1	\$12,500.00	\$12,500.00

Total: \$16,800.00

Payment on March 19, 2018: \$8,400.00

Amount Due (USD): \$8,400.00

s.e. science



INVOICE

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

801-433-2498

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

Invoice Number: 18069

P.O./S.O. Number: se1615.03a
Northgate Idaho

Invoice Date: November 12, 2018

Payment Due: November 12, 2018

Amount Due (USD): \$10,507.50

Items	Quantity	Price	Amount
Civil Engineering Hiskey Alternate Waterline Alignment (completed February 2018) BILLED IN FULL	1	\$9,000.00	\$9,000.00
Subcontract Olympus Northgate Pedestrian Underpass Geotechnical Consultant and Site Review	1	\$562.50	\$562.50
Engineering Principal North side of Northgate East of Roundabout design, grading, signing and striping update.	6.75	\$140.00	\$945.00

Total: \$10,507.50

Amount Due (USD): \$10,507.50

Notes

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

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

19150

DATE: 12/18/2018

FILE: 633800

CHECK AMOUNT: \$47,014.06

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/2017

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

PAYEE: Materials Testing & Inspection

12/18/2018: Disbursement to Materials Testing & Inspection: Northgate project olympus & Chubbuck Rd. Inspection. Pd in Full \$47,014.06

Pioneer Title Company of Bannock County
135 North Arthur Avenue
Pocatello, ID 83204

Citizens Community Bank

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

19150

December 18, 2018

PAY Forty Seven Thousand Fourteen and 00/100

\$47,014.06

Dollars

TO THE Materials Testing & Inspection
ORDER 2791 South Victory View Way
OF Boise, ID 83709

MEMO 633800, Northgate project olympus & Chubbuck Rd. Inspection. Pd in Full

VOID AFTER 90 DAYS

⑈ 19150⑈ ⑆ 124103773⑆ 1030500001224⑈

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

19150

DATE: 12/18/2018

FILE: 633800

CHECK AMOUNT: \$47,014.06

BUYER/SELLER: Portneuf Health Trust, Inc./Town Center JV, a general partnership, bein... SETTLEMENT DATE: 10/10/2017

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

PAYEE: Materials Testing & Inspection

12/18/2018: Disbursement to Materials Testing & Inspection: Northgate project olympus & Chubbuck Rd. Inspection. Pd in Full \$47,014.06

Date: Friday, November 30, 2018
 Time: 11:35AM
 User: KETTERMAND

Materials Testing and Inspecti
MTI Custom Project Reports - MTI Custom Project Review B

Page: 1 of 1
 Report: XSBSPJ99.rpt
 Company: MTI

PORTNEUFDE Portneuf Development, LLC			P180012C	Northgate Project, Olympus & Chubbuck Road, Por		
RefNbr	DocType	DocDate	Description	Original Amount	Balance	
155318	CM	7/13/2018	12:00Reversal for invoice 155232	-5,670.26	0.00	
154393	IN	6/15/2018	12:00BIREG	4,798.83	0.00	
17974	PA	8/3/18		-4,798.83		
154858	IN	7/2/2018	12:00BIREG	4,838.96	0.00	
17973	PA	8/3/18		-4,838.96		
155232	IN	7/13/2018	12:00BIREG	5,670.26	0.00	
155318	CM	7/13/18		-5,670.26		
155320	IN	7/25/2018	12:00BIREG	5,027.06	0.00	
17972	PA	8/3/18		-5,024.06		
012273	SB	8/3/18		3.00		
155681	IN	7/30/2018	12:00BIREG	5,873.40	5,873.40	
156143	IN	8/10/2018	12:00BIREG	6,563.15	0.00	
18195	PA	9/25/18		-6,563.15		
156653	IN	8/30/2018	12:00BIREG	6,013.71	6,013.71	
156941	IN	9/11/2018	12:00BIREG	6,938.45	6,938.45	
157483	IN	9/25/2018	12:00BIREG	5,994.80	5,994.80	
157939	IN	10/8/2018	12:00BIREG	8,314.10	8,314.10	
158377	IN	10/24/2018	12:00BIREG	5,842.30	5,842.30	
158821	IN	11/6/2018	12:00BIREG	5,422.45	5,422.45	
159241	IN	11/19/2018	12:00BIREG	2,614.85	2,614.85	

Delttek Billed to Date:

Dynamics Billed to Date: 68,242.06

Total Billed to Date: 68,242.06

P180012C Balance 47,014.06

PORTNEUFDE Balance 47,014.06

Balance 47,014.06

Action Item 7

Board Planning Work Session

Questions for Reflection, in Preparation for Monday, October 26, 2026

The Board will soon gather for a full-day planning work session to build a shared understanding of the Authority's work and to set priorities and direction for its districts. Tax Increment Financing, or TIF, is the tool at the center of that work: it captures the growth in property tax revenue within a district and reinvests it in that same district.

The session will be most productive if each member arrives having given some thought to the questions below. These are for personal reflection rather than written submission, and there are no right answers. Please come prepared to share your thinking.

Questions for Reflection

- 1. Your role and the limits of a district.** Consider your understanding of the board's role and responsibilities, and of what a district can and cannot legally do with its funds. Where do you feel confident, and where would a clearer understanding help you serve more effectively?
- 2. What has felt difficult or unclear?** Reflect on the parts of the Authority's work that have been hard to navigate or that you would like to understand better. Naming these now will help us use our time together to close those gaps.
- 3. The Authority's posture toward growth.** The Authority has often responded to development proposals as they arrive rather than directing where and how growth occurs. Consider whether the board should take a more active and locally driven role in shaping development, and what that shift would require.
- 4. Districts approaching the end of their term.** Several districts are nearing closure. Consider what you would most want the Authority to accomplish in a district's remaining years, and how you would weigh continuing it, adjusting its scope, or closing it.
- 5. Growth and the future.** Looking beyond the current districts, where should Pocatello focus its next phase of growth? Identified or discussed areas include the East Downtown and warehouse district, the airport property as it is reassessed, the corridor near Idaho State University along the Fourth and Fifth Avenue corridors, and the Yellowstone corridor. Which of these, or others, do you see as most important, and what would it take to be ready for them?

Prepared by Rob Lion, Facilitator