MEETING AGENDA

CITY OF POCATELLO POCATELLO DEVELOPMENT AUTHORITY

NOVEMBER 18, 2026 | 11:00 AM

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

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: MEETING MINUTES.** The Board may wish to waive the oral reading of the Board of Commissioners' meeting minutes held October 21, 2026, and the special work session held October 26, 2026, and to approve the minutes as presented.

3. **ACTION ITEM: MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.** The Board may wish to approve the monthly financial report, expenses and reimbursements.

4. **ACTION ITEM: DISCUSS, REVIEW, AND APPROVE THE REQUEST FOR AN OWNER PARTICIPATION AGREEMENT, RESOLUTION, AND FAÇADE EASEMENT FOR THE POCATELLO QUINN LLC – IRG FOR BUILDING FAÇADE IMPROVEMENTS WITHIN THE NAVAL ORDINANCE PLANT (NOP) DISTRICT NOT TO EXCEED $102,275.00.** The Board may wish to review, discuss and approve the request for an OPA, resolution, and a façade easement agreement with the City of Pocatello, with Pocatello Quinn LLC – IRG for façade work of paint, panels, and windows on buildings 5 and 14 within the NOP. The reimbursement request should not exceed $102,275.00, and to direct agency counsel to prepare an OPA, resolution, and a façade easement agreement with the City of Pocatello, for approval in December.

5. **ACTION ITEM: REVIEW AND APPROVE TASK ORDER 6 FOR MBQ ENGINEERING TO PERFORM PROJECT MANAGEMENT SERVICES ON THE OPA 4 REQUEST BY POCATELLO QUINN LLC – IRG FOR FAÇADE WORK: WINDOWS, PAINT AND PANELS ON BUILDINGS 5 AND 14 WITHIN THE NOP.** The Board may wish to approve Task Order 6 for MBQ Engineering for project management services for Building 5 and 14 within the NOP for the Pocatello Quinn LLC – IRG OPA 4.

6. **ACTION ITEM: DISCUSS, APPROVE, AND DIRECT STAFF TO FACILITATE THE BOARD HOLIDAY APPRECIATION LUNCHEON**. The Board may wish to discuss, approve and direct staff to move forward with the Board holiday appreciation luncheon for December 16 at conclusion of the meeting.

7. **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.

8. **ADJOURN MEETING.**

Action Item 2

MEETING MINUTES

POCATELLO DEVELOPMENT AUTHORITY

OCTOBER 21, 2026 | 11:00 AM

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

1. CALL TO ORDER, ROLL CALL, AND DISCLOSURE OF CONFLICTS OF INTEREST.
Turner called the meeting to order at 11:20 AM. No conflicts were disclosed.
Members present:, Brent Nichols, Kirk Lepchenske, Nathan Richardson, Scott Turner, and Ruby Walsh. **Members excused:** Mayor Mark Dahlquist, Jeff Hough, Fred Parrish. **Others present:** Executive Director Brent McLane, Treasurer Brody Fitch, Secretary Aceline McCulla, PDA Project Manager Merril Quayle, City of Pocatello City Attorney Jared Johnson, City of Pocatello PW Director Tom Kirkman. **Guests:** Ron Dykman and Buck Swaney and other visitors in attendance.

2. BOARD ELECTIONS FOR FISCAL YEAR 2027. The Board may wish to nominate and appoint a new Chair and Vice Chair.

McLane informed that nominations for the Chair and Vice chair.

Richardson nominated Scott Turner for Chair and Ruby Walsh for Vice chair. Those in favor: K. Lepchenske, B. Nichols, N. Richardson, S. Turner, and R. Walsh. Those against: none. Unanimous. Motion carried.

3. APPROVE THE MINUTES.
The Board may wish to waive the oral reading of the minutes and approve the meeting minutes of the Board of Commissioners held October 21, 2026 as presented.

It was moved by **R. Walsh** and seconded by **K. Lepchenske** to approve the minutes as presented from the regular and executive session meetings held January 17, 2024. Those in favor: K. Lepchenske, B. Nichols, N. Richardson, S. Turner, and R. Walsh. Those against: none. Unanimous. Motion carried.

4. MONTHLY FINANCIAL REPORT, EXPENSES AND REIMBURSEMENTS.
The Board may wish to approve the monthly financial report, expenses and reimbursements.

Fitch noted the finances have been reconciled through September 30, 2026 and we hope to bring the Annual Comprehensive Financial Report (ACFR) before the Board in December.

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

5. 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 infrasture 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.

McLane stated that Merril Quayle will not be reviewing this project, we have another engineer working on the project, to avoid a conflict of interest. This project will be for public infrastructure only on this project.

Ron Dykman of Dykman Construction LLC stated this will be a great project and will benefit Century High School Students for food and services and other commercial businesses. **Nichols** asked what the current zoning is for this property. **Dykman** stated the project will be done in phases, and Dykman will come back before the PDA for the next 8 parcel phase. **Raheim** asked why the increment was only being considered for this project and not increment for the entire district. **McLane** discussed options that funds come from each specific project to help your projects move forward. Once they development project is completed and reimbursements is done, the Board will determine what will be done with future increment and how it is used. Having a

change in how distributions of increments are reimbursed by development may send a mixed signal to future developers to understand how to decide to participate in the program. McLane explained TIF increment and past district ownership that had honed in reimbursement requests and development or rehabilitation work done.

It was moved by **R. Walsh** and seconded by **K. Lepchenske** to 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 noting that tax increment generated from this project be reimbursable to this project through completion of this development. Those in favor: K. Lepchenske, B. Nichols, N. Richardson, S. Turner, and R. Walsh. Those against: none. Unanimous. Motion carried.

6. DISCUSS, REVIEW, AND APPROVE THE REQUEST FOR AN OWNER PARTICIPATION AGREEMENT WITHIN THE NORTHGATE DISTRICT BY BUCK SWANEY OF THE MILLENNIAL DEVELOPMENT PARTNERS 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 Partners 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.

Merril Quayle presented the process followed to compile the documents, waivers, work that met criteria for reimbursement.

Buck Swaney summarized the reimbursement materials presented in the agenda packet and answered Board member questions.

It was moved by **N. Richardson** and seconded by **R. Walsh** to approve the reimbursement request for an OPA with Buck Swaney of the Millennial Development Partners and partner entities for construction of public improvements for $5,685,315.58 in the Northgate District, and to direct agency counsel to prepare an OPA for approval. Those in favor: K. Lepchenske, B. Nichols, N. Richardson, S. Turner, and R. Walsh. Those against: none. Unanimous. Motion carried.

7. DISCUSSION ON THE BOARD PLANNING WORK SESSION WITH FACILITOR ROB LION. The Board may wish to discuss and confirm the agenda for the Board planning work session.

Rob Lion of Black River Project Management LLC stated this planning work session will help explain Tax Increment Financing (TIF) and criteria that qualifies for reimbursement. McLane will discuss each district's term period and consideration of projects within each TIF District. Lion asked that each member do homework and come prepared with answers to the questions on the worksheet provided in the agenda packet.

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.

Richardson noted that the Chubbuck pickleball courts should be open by December 1.

9. ADJOURN REGULAR MEETING.
With no further business, **Turner** adjourned the meeting at 12:26 AM.

Submitted by: Approved on:

Aceline McCulla, Secretary

DRAFT

SPECIAL WORK SESSION MINUTES

POCATELLO DEVELOPMENT AUTHORITY (PDA)

OCTOBER 26, 2026 |10:00 AM

STATION SQUARE | 2ND FLOOR CONFERENCE ROOM | 200 S. MAIN STREET | POCATELLO, IDAHO

1. CALL TO ORDER, ROLL CALL, AND ACKNOWLEDGMENT OF GUESTS.

Chair Turner called the Special Work Session to order at 10:01 AM

PDA Commissioners present: Mayor Mark Dahlquist, Jeff Hough, Kirk Lepchenske, Brent Nichols, Nathan Richardson, Scott Turner, and Ruby Walsh. **PDA Commissioners excused:** Fred Parrish. **Others in attendance**: PDA Executive Director Brent McLane and PDA Secretary Aceline McCulla, Agency Counsel Meghan Conrad and facilitator Rob Lion.

2. DISCUSS AND CREATE A PLAN FOR THE NEXT FOUR YEARS OF PDA TAX INCREMENT FINANCING (TIF) DISTRICT BUSINESS.

The Board will meet in a facilitated planning work session to build a shared understanding of Tax Increment Financing, the mechanism by which growth in property tax revenue within a district is reinvested in that district, and of the Authority's current districts, and to identify priorities and direction for the districts approaching closure and for potential future districts.

Rob Lion facilitated the meeting to determine priorities, timelines, and projects within each TIF. Meghan Conrad explained Urban Renewal Area laws and State Code requirement and policy. PDA Executive Director Brent McLane provided information on each TIF District for each district plan to be discussed.

Lion PARKING LOT ITEMS:

1. Outdoor build out.
2. Airport warehouse space.
3. Identify threats to the current TIF districts.

<u>Airport Expires 2033</u>

Priorities:

1. Complete the Pocatello Regional Airport Master Plan (PRAMP) July 2027.
2. Begin District Closure January 2028
3. Create a new Airport District following the PRAMP

<u>Historic Downtown Expires 2046</u>

Priorities:

1. GGLO (Master Planning Firm)
2. Reduce lanes, wayfinding, water & sewer, parking garage, underground utilities.

<u>Naval Ordinance Plan (NOP) Expires 2030</u>

Priorities:

1. Complete Pocatello Quinn LLC – IRG projects (3 buildings)
2. Great Partner to work with
3. On target with timeline

<u>Northgate Expires 2039</u>

Priorities:

1. Begin parkway landscaping.
2. Determine project list and identify priority, review list, then set schedule
3. Identify the Closing of District timeline.

DRAFT

North Portneuf Expires 2030

Priorities:

1. UPRR Overpass and Access Road Design and Determine cost. (High Priority)
2. If funds available after priority 1, continue site cleanup by designated sections.
3. Identify year and prepare to close the district.

S 5th Avenue Expires 2045

Priorities:

1. Identify eligible projects for Reimbursements schedule.
2. Create Incentives for developers.

With no further discussion, **Turner** closed the special work session at 3:45 PM.

By: Approved on:

Aceline McCulla, Secretary

DRAFT

Action Item 3

Pocatello Development Authority
Monthly Finance Report
November 18, 2026
Fiscal Year 2027

Expenditure Approvals:

Checks to be ratified:

Vendor	Check #	Amount
See Attached Credit Card Transaction Report		

Checks to be approved:

Vendor	Check #	Amount	
Elam & Burke, PA	2159	5,390	Invoice# 225192,193,194
Highpoint BA LLC	2160	1,500	Invoice# 443
Keller Associates	2161	13,150	Invoice# 258404
MBQ Engineering	2162	4,050	Invoice# 26-021,22,23,20
Staton	2163	160,514	Invoice# 1792248

Board Approval

Cash Balances as of October 21, 2026

	General Fund		Naval Ordinance		North Portneuf		Airport		Northgate		So 5th Ave		Total	
Cash*	440,501		465,324		1,392,259		140,969		684,963		25,000		3,149,016	
	Budget	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**
Income														
Administrative fees													-	-
Property taxes			370,000		140,000		80,000		946,000				1,536,000	-
Interest income	60,000	10,177											60,000	10,177
Other Income	153,600												153,600	-
Transfer In													-	-
Total Income	213,600	10,177	370,000	-	140,000	-	80,000	-	946,000	-	-	-	1,749,600	10,177
Expense														
Administrative expense		1,477	37,000		14,000		8,000		94,600				153,600	1,477
Luncheon costs	3,000	719											3,000	719
Office expenses	500	46											500	46
Dues and memberships													-	-
Insurance	12,500												12,500	-
City admin charges	30,000												30,000	-
Professional services	150,000	2,580				13,540		120		960			150,000	17,200
Reimbursement - district imp.									1,105,400				1,105,400	-
Planned development projects	499,854	170,904	802,373		1,590,734		182,204				23,500		3,098,665	170,904
Transfer out													-	-
Non-capital Infrastructure													-	-
Total Expense	695,854	175,726	839,373	-	1,604,734	13,540	190,204	120	1,200,000	960	23,500	-	4,553,665	190,346

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

ELAM & BURKE
ATTORNEYS AT LAW

October 31, 2026

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

Invoice No. 225192
Client No. 9212
Matter No. 3
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from October 9, 2026 through October 31, 2026.

RE: Special Counsel General

Total Professional Services	$ 4,537.50
Total Costs Advanced	$ .00
TOTAL THIS INVOICE	**$ 4,537.50**

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

ELAM & BURKE
ATTORNEYS AT LAW

October 31, 2026

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

Invoice No. 225193
Client No. 9212
Matter No. 7
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from October 5, 2026 through October 31, 2026.

RE: S. 5th Corridor Plan

Total Professional Services	$ 55.00
Total Costs Advanced	$ .00
TOTAL THIS INVOICE	**$ 55.00**

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

ELAM & BURKE
ATTORNEYS AT LAW

October 31, 2026

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

Invoice No. 225194
Client No. 9212
Matter No. 8
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from October 6, 2026 through October 31, 2026.

RE: Historic Downtown Plan

Total Professional Services	$ 797.50
Total Costs Advanced	$ .00
TOTAL THIS INVOICE	**$ 797.50**

Highpoint Business Advisors LLC
PO Box 2302
Pocatello, ID 83206

Phone: (208) 251-5147
E-mail: fitcbrod@isu.edu

Saturday, November 14, 2026

Pocatello Development Authority
911 North 7th Avenue
Pocatello, ID 83205

Invoice: 443
Due Date: 11/14/2026
Amount: $1,500.00

For professional service rendered as follows:

November Monthly Fixed Fee - Treasurer/Bookkeeper Services	1,500.00
Billed Time and Expenses	$1,500.00
Invoice Total	$1,500.00

Please return this portion with payment.
ID:20260000018
Pocatello Development Authority

Invoice: 443
Date: 11/14/2026
Due Date: 11/14/2026

Amount Due: $1,500.00
Amount Enclosed: _____

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 Chair

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

Date: November 4, 2026

Re: Keller Associates – Design Services Pay application 13 (PDA Agenda November 18, 2026)

Meeting held May 21, 2025, Keller Associates was selected by the Pocatello Development Authority through an RFQ process to complete the Concept and 30% Design and to coordinate roadway alignment and overpass design options within the North Portneuf URA.

To date, $215,250.00 has been approved and paid toward the $510,000.00 scope of work agreement authorized May 21, 2025, at PDA regular meetings.

Pay application 13 request has been submitted by Keller Associates. I have reviewed the pay applications and found invoices 0258404 to be consistent with the work reported.

I recommend approval of invoices 0258404 ($13,150.00).

If approved at the November 18, 2026 meeting by the PDA Board, then $281,600.00 will be the remaining balance of the contract.

The reviewed invoice is attached.

Please contact me with any questions.

KELLER ASSOCIATES

100 East Bower Street, Suite 110
Meridian, ID 83642

(208) 288-1992

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

October 28, 2026
Project No: 225098-000
Invoice No: 0000258404

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

Professional Services from August 23, 2026 to September 30, 2026

Task	1.0	Administration			
Fee					
Total Fee		28,000.00			
Percent Complete		80.00	Total Earned	22,400.00	
			Previous Fee Billing	21,000.00	
			Current Fee Billing	1,400.00	
			Total Fee		**1,400.00**
				Total this Task	**$1,400.00**

Task	2.0	Survey			
Fee					
Total Fee		35,000.00			
Percent Complete		100.00	Total Earned	35,000.00	
			Previous Fee Billing	35,000.00	
			Current Fee Billing	0.00	
			Total Fee		**0.00**
				Total this Task	**0.00**

Task	3.0	Concept Design			
Fee					
Total Fee		77,000.00			
Percent Complete		100.00	Total Earned	77,000.00	
			Previous Fee Billing	77,000.00	
			Current Fee Billing	0.00	
			Total Fee		**0.00**
				Total this Task	**0.00**

Task	4.1	Geotechnical Investigation and Design			
Fee					
Total Fee		135,000.00			
Percent Complete		0.00	Total Earned	0.00	
			Previous Fee Billing	0.00	
			Current Fee Billing	0.00	
			Total Fee		**0.00**
				Total this Task	**0.00**

Project	225098-000	PDA - RR Overpass & Acess Roadway	Invoice	0000258404

Task 4.2 4.2-4.4: 30% Bridge and Roadway Design

Fee

Total Fee	235,000.00			
Percent Complete	40.00	Total Earned	94,000.00	
		Previous Fee Billing	82,250.00	
		Current Fee Billing	11,750.00	
		Total Fee		**11,750.00**
			Total this Task	**$11,750.00**
			Total this Invoice	**$13,150.00**

Outstanding Invoices

Number	Date	Balance
0000257778	9/15/2026	13,150.00
		13,150.00

Billings to Date

	Current	Prior	Total
Fee	13,150.00	215,250.00	228,400.00
Totals	**13,150.00**	**215,250.00**	**228,400.00**

MBQ Engineering

INVOICE

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

INVOICE #	DATE
26-020	11.6.2026

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

CUSTOMER ID	TERMS
PDA	12.6.2026

Northgate District (NG) Task Order 1 (TO1)
Professional Services from 10.1.2026 to 10.31.2026

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
10.3.26 Review invoices, spreadsheed, & files for private partner			-
for reinbursement request. Revised spreadsheet and cross references.	5	120.00	600.00
10.5.26 Memo written private partner reimbursement.	1	120.00	120.00
10.6.26 QAQC look over memo cross reference a couple			-
more documents and emailed memo to Brent & Aceline.	1	120.00	120.00
10.21.26 October PDA meeting. Agenda Item 6 discussion			-
regarding reimbursement request Northgate.	1	120.00	120.00
			-
			-
			-
			-
			-
			-
			-
			-

Thank you for your business!

SUBTOTAL		960.00
TAX RATE		0.000%
TAX		-
TOTAL	**$**	**960.00**

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

MBQ Engineering

INVOICE

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

INVOICE #	DATE
26-021	11.6.2026

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

CUSTOMER ID	TERMS
PDA	12.6.2026

North Portneuf District (NP) Task Order 2 (TO2)
Professional Services from 9.1.2026 to 10.31.2026

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
9.10.26 Team's meeting with Keller reps. and Brent.			-
Discussed items before completing the UPRR concept submittal.			-
Review and comments before Keller submitting to UPRR	1	120.00	120.00
9.10.26 Reviewed UPRR invoice 90168552 and prepared review memo.	1	120.00	120.00
9.16.26 September PDA meeting.	0.5	120.00	60.00
10.12.26 Reviewed Keller invoice pay app 12 and memo	0.75	120.00	90.00
			-
			-
			-
			-
			-
			-
			-
			-
			-

Thank you for your business!

SUBTOTAL		390.00
TAX RATE		0.000%
TAX		-
TOTAL	**$**	**390.00**

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

MBQ Engineering

INVOICE

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

INVOICE #	DATE
26-022	**11.6.2026**

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

CUSTOMER ID	TERMS
PDA	**12.6.2026**

Pocatello Reginal Airport Master Plan (PRAMP)
Task Order (TO5)
Professional Services from 10.1.26 to 10.31.26

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
10.21.26 Pocatello Regional Airport Business Park Kick Off Meeting	1	120.00	120.00
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-

Thank you for your business!

SUBTOTAL		120.00
TAX RATE		0.000%
TAX		-
TOTAL	**$**	**120.00**

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

MBQ Engineering

INVOICE

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

INVOICE #	DATE
26-023	11.6.2026

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

CUSTOMER ID	TERMS
PDA	12.6.2026

Monarch Building Demo (MBD) Task Order 3 (TO3)
Professional Services from 10.1.26 to 11.6.26

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
9.4.26 Inspection reinforcining wall and foundation rebar	1.5	120.00	180.00
9.8.26 Negotiated, reviewed and memo for change order 2-5	2	120.00	240.00
9.17.26 Inspection reinforcing wall footing concrete pour	0.75	120.00	90.00
9.23.26 Inspection of wall reinforcement concrete pour	0.75	120.00	90.00
9.25.26 Inspection of wall reinforcement extension adjacent to Paris Bld	1	120.00	120.00
9.28.26 Site visit forms pulled from Paris Building	0.5	120.00	60.00
9.30.26 Inspection sewer Paris Building re-routed and secured to wall	1	120.00	120.00
10.5-12.26 Inspection center wall removal, 3/4 fill, NE corner wall	2	120.00	240.00
10.12.26 Review change order invoices and Pay App 2&3, Memo and email	3	120.00	360.00
10.13.26 Inspection, filling in floor joist holes	0.5	120.00	60.00
10.16.26 Sidewalk marked removal, light base coordination replacement	1	120.00	120.00
10.21-22.26 PDA Meeting, light base installation, water curb stop removed	2	120.00	240.00
10.26.29.26 Sidewalk pour back, brick walk replaced	1	120.00	120.00
11.2-6.26 Roof flashing installed	1	120.00	120.00
11.5.26 Pay App 4-Final review, CO1, 2, 4, 5 review and memos	3.5	120.00	420.00

Thank you for your business!

SUBTOTAL		2,580.00
TAX RATE		0.000%
TAX		-
TOTAL	**$**	**2,580.00**

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

October 30, 2026

Pocatello Development Authority
Attn: Brent McLane
911 N 7th Avenue
Pocatello, ID 83201

Re: Monarch Building
Demolition

INVOICE #1792248

The following is our Progress Billing #4 & Final, for work performed on the above project in October 2026:

Item/Description	Base Bid	% Complete	Amount Complete	Previous Billing	Current Due
DEMOLITION SCOPE & PRICING					
Mobilization/Demobilization	$ 38,534.00	100%	$ 38,534.00	$ 32,754.00	$ 5,780.00
Demo Prep	$ 47,520.00	100%	$ 47,520.00	$ 47,520.00	$ -
Structural Demo	$ 264,600.00	100%	$ 264,600.00	$ 251,370.00	$ 13,230.00
Crew Support	$ 54,000.00	100%	$ 54,000.00	$ 45,900.00	$ 8,100.00
GENERAL CONDITIONS & ADD'L SCOPE					
General Cond/Overhead	$ 60,670.00	100%	$ 60,670.00	$ 45,502.00	$ 15,168.00
Sewer Protection/relocation	$ 42,100.00	100%	$ 42,100.00	$ 42,100.00	$ -
Foundation Wall Reinforce	$ 54,730.00	100%	$ 54,730.00	$ 54,730.00	$ -
Basement Backfill	$ 80,000.00	100%	$ 80,000.00	$ 20,000.00	$ 60,000.00
Chimney Decommissioning	$ 8,420.00	100%	$ 8,420.00	$ -	$ 8,420.00
Roof Flash & Cap	$ 40,000.00	100%	$ 40,000.00	$ -	$ 40,000.00
Abatement	$ 2,800.00	100%	$ 2,800.00	$ 2,800.00	$ -
Profit/Risk/Overhead 10%	$ 28,872.00	100%	$ 28,872.00	$ 19,056.00	$ 9,816.00
	$ 722,246.00	100%	$ 722,246.00	$ 561,732.00	**$ 160,514.00**

Please pay from this invoice.
Net Due 30 days from Invoice

Thank you!

85386 Highway 99S * PO Box 7515 * Springfield, OR 97475 * PH: 541.726.9422
CCB No. 03371 www.statonco.com FAX: 541.726.9837

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 Chair

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

Date: November 6, 2026

Re: Staton Company – Monarch Demo - Pay Application 4 -Final (PDA Agenda November 18, 2026)

The PDA Board reviewed and discussed the Scope of Work and Fee Proposal submitted by Staton Companies for the demolition of the Monarch Building, located at 244 W. Center Street, during its April 15, 2026, meeting.

Since the start of the project, I have conducted multiple site visits to monitor the demolition progress and verify the quality and scope of the work performed.

Based on my final inspection conducted on November 6, 2026, all contracted work has been satisfactorily completed in substantial conformance with the contract documents.

Based on my final review of the application and my field observations, I have determined that the pay application accurately reflects the work completed. Accordingly, I recommend approval and payment of Invoice No. 1792248 in the amount of **$160,514.00**.

Lien waivers for the final payment are attached.

A copy of the reviewed pay application work sheets is attached for reference.

Please feel free to contact me with any questions or requests for additional information.

CONDITIONAL & UNCONDITIONAL LIEN CLAIM WAIVER / RELEASE

HIRING CONTRACTOR **Staton Companies**
PO Box 7515, Springfield, OR 97475

Contractor contact: Tracy Wright
Phone: 541-726-9422 Email: tracy@statonco.com

PROJECT **Monarch Building**

Project address: 244 W Center Street

City, State, ZIP: Pocatello, ID 83204

SUBCONTRACTOR / FIRM GIVING RELEASE (complete these fields)

CCX Roofing	2601 Pole Line Road	Pocatello, ID 83201
Company legal name	Street / mailing address	City / State / ZIP

Eric	208-705-9141	office@ccxroofing.com; admin@ccxroofing.com
Contact person	Phone	Email

CONDITIONAL RELEASE

Payment amount: $ 5,795.62 **Through date:** 10/31/2026

Upon actual receipt and final clearance of the payment identified above from Staton Companies, the undersigned waives and releases, to the extent of that payment, all mechanics lien, materialmen lien, stop notice, and payment bond claims for labor, services, equipment, and materials furnished for the project through the date stated above.

EXCEPTIONS: This release does not waive unpaid retention, unpaid change orders or disputed claims specifically identified below, or work furnished after the through date.

Unpaid retention / exceptions / disputed items:

Remaining work to be billed in November

CONDITIONAL: Verify payment has cleared before relying on this release.

Authorized representative signature (type or sign after printing):

Eric Neibaur

Eric Neibaur	Controller	10/31/2026
Printed name	Title	Date

UNCONDITIONAL RELEASE

Payment amount: $ 5795.62 **Through date:** 10/31/26

The undersigned acknowledges actual receipt of the payment identified above from Staton Companies and, effective upon signing, unconditionally waives and releases, to the extent of that payment, all mechanics lien, materialmen lien, stop notice, and payment bond claims for labor, services, equipment, and materials furnished for the project through the date stated above.

EXCEPTIONS: This release does not waive unpaid retention, unpaid change orders or disputed claims specifically identified below, or work furnished after the through date.

Unpaid retention / exceptions / disputed items:

Downpayment, October invoice

WARNING: Signing waives stated rights even if payment was not received.

Authorized representative signature (type or sign after printing):

Eric Neibaur

Eric Neibaur	Controller	11/09/2026
Printed name	Title	Date

Complete and sign only the applicable release. Electronic typed signature acceptance depends on the parties agreement.

CONDITIONAL & UNCONDITIONAL LIEN CLAIM WAIVER / RELEASE

HIRING CONTRACTOR **Staton Companies**
PO Box 7515, Springfield, OR 97475

Contractor contact: Tracy Wright
Phone: 541-726-9422 Email: tracy@statonco.com

PROJECT **Monarch Building**

Project address: 244 W Center Street

City, State, ZIP: Pocatello, ID 83204

SUBCONTRACTOR / FIRM GIVING RELEASE (complete these fields)

Mickelsen Construction, Inc.	76 N 550 W	Blackfoot, ID 83221
Company legal name	Street / mailing address	City / State / ZIP
	208-684-3803	
Contact person	Phone	Email

CONDITIONAL RELEASE

Payment amount: $ 17,124.39 **Through date:** 10/31/26

Upon actual receipt and final clearance of the payment identified above from Staton Companies, the undersigned waives and releases, to the extent of that payment, all mechanics lien, materialmen lien, stop notice, and payment bond claims for labor, services, equipment, and materials furnished for the project through the date stated above.

EXCEPTIONS: This release does not waive unpaid retention, unpaid change orders or disputed claims specifically identified below, or work furnished after the through date.

Unpaid retention / exceptions / disputed items:

CONDITIONAL: Verify payment has cleared before relying on this release.

Authorized representative signature (type or sign after printing):

Samantha Newbold

Samantha Newbold	O.M.	11/11/26
Printed name	Title	Date

UNCONDITIONAL RELEASE

Payment amount: $ 4811.35 **Through date:** 8/31/26

The undersigned acknowledges actual receipt of the payment identified above from Staton Companies and, effective upon signing, unconditionally waives and releases, to the extent of that payment, all mechanics lien, materialmen lien, stop notice, and payment bond claims for labor, services, equipment, and materials furnished for the project through the date stated above.

EXCEPTIONS: This release does not waive unpaid retention, unpaid change orders or disputed claims specifically identified below, or work furnished after the through date.

Unpaid retention / exceptions / disputed items:

WARNING: Signing waives stated rights even if payment was not received.

Authorized representative signature (type or sign after printing):

Samantha Newbold

Samantha Newbold	O.M.	11/11/26
Printed name	Title	Date

Complete and sign only the applicable release. Electronic typed signature acceptance depends on the parties agreement.

Station Companies Monarch Building Demolition	Project % Complete	Project Budget	Billing %		Billing %		Billing %		Billing %		AMOUNT PAID	BALANCE REMAINING
		INVOICE #		1792162		1792195		1792227		1792248		
		INVOICE DATE		7.28.26		8.27.26		9.30.26		10.30.26		
DEMOLITION SCOPE & PRICING											**$ 404,654.00**	
Mobilization/Demobilization	100%	$ 38,534	50%	$ 19,267	25%	$ 9,633	10%	$ 3,854	15%	$ 5,780		
Demo Prep	100%	$ 47,520	100%	$ 47,520	0%	$ -	0%	$ -	0%	$ -		
Structural Demo	100%	$ 264,600	90%	$ 238,140	0%	$ -	5%	$ 13,230	5%	$ 13,230		
Crew Support	100%	$ 54,000	50%	$ 27,000	25%	$ 13,500	10%	$ 5,400	15%	$ 8,100		
GENERAL CONDITIONS & ADD'L SCOPE											**$ 317,591.50**	
General Cond/Overhead	100%	$ 60,670	25%	$ 15,168	8%	$ 4,852	42%	$ 25,482	25%	$ 15,168		
Sewer Protection/Relocation	100%	$ 42,100	0%	$ -	50%	$ 21,050	50%	$ 21,050	0%	$ -		
Foundation Wall Reinforce	100%	$ 54,730	0%	$ -	20%	$ 10,946	80%	$ 43,784	0%	$ -		
Basement Backfill	100%	$ 80,000	25%	$ 20,000	0%	$ -	0%	$ -	75%	$ 60,000		
Chimney Decommissioning	100%	$ 8,420	0%	$ -	0%	$ -	0%	$ -	100%	$ 8,420		
Roof Flash & Cap	100%	$ 40,000	0%	$ -	0%	$ -	0%	$ -	100%	$ 40,000		
Abatement	100%	$ 2,800	100%	$ 2,800	0%	$ -	0%	$ -	0%	$ -		
Profit/Risk/Overhead 10%	100%	$ 28,872	13%	$ 3,797	20%	$ 5,731	33%	$ 9,528	34%	$ 9,816		
TOTALS	**100%**	**$ 722,246**	**52%**	**$ 373,692**	**9%**	**$ 65,712**	**17%**	**$ 122,328**	**22%**	**$ 160,514**	**$ 722,246**	**$ 1**


Jul 9, 2026 at 14:55:22
246 W Center St
Pocatello ID 83204
United States
KOMATSU
KOMATSU
350
LC


Jul 24, 2026 at 12:10:24
244 W Center St
Pocatello ID 83204
United States


Nov 3, 2026 at 14:25:35
244 W Center St
Pocatello ID 83204
United States
Genie ZX-135/70

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 Chair

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

Date: November 6, 2026

Re: Staton Company – Monarch Demolition – Change Order 1 (PDA Agenda November 18, 2026)

August 19, 2026 Change Order 1 regarding the Monarch Demolition was approved by the PDA at a regularly scheduled meeting.

Change Order 1 - Work Performed

Provide labor, materials, equipment, access, surface preparation, patching, finishing, and cleanup necessary to patch the wall openings remaining from the removed wood pockets. The completed patches will leave the affected walls in a more rodent resistant and finished condition.

Inspection/Recommendation

Based on my inspection all contracted work has been satisfactorily completed in substantial conformance with change order 1 agreement.

Based on my review of the application and my field observations, I have determined that the pay application accurately reflects the work completed. Accordingly, I recommend approval and payment of Invoice No. 1792249 in the amount of **$10,900.00**.

A copy of the invoice, executed agreement, and final photo are attached for reference.

Please feel free to contact me with any questions or requests for additional information.

October 30, 2026

Pocatello Development Authority
Attn: Brent McLane
911 N 7th Avenue
Pocatello, ID 83201

Re: Monarch Building
Demolition

INVOICE #1792249

The following is our Progress Billing #1 and Final, for work performed on the above project in October 2026:

Item/Description	Base Bid	% Complete	Amount Complete	Previous Billing	Current Due
CHANGE ORDER #1					
Wall Patching	$ 10,900.00	100%	$ 10,900.00	$ -	**$ 10,900.00**

Please pay from this invoice. **Thank you!**
Net Due 30 days from Invoice

85386 Highway 99S * PO Box 7515 * Springfield, OR 97475 * PH: 541.726.9422
CCB No. 03371 www.statonco.com FAX: 541.726.9837

CHANGE ORDER REQUEST

Monarch Building - Demolition Project

OWNER	Pocatello Development Authority	**CONTRACTOR**	Staton Companies
REQUEST DATE	August 10, 2026	**CHANGE ORDER NO.**	1

REQUESTED CHANGE

Provide labor, materials, equipment, access, surface preparation, patching, finishing, and cleanup necessary to patch the wall openings remaining from the removed wood pockets. The completed patches will leave the affected walls in a more rodent resistant and finished condition.

REASON FOR CHANGE

Once exposed, the wood frame floor beams rested on the brick walls via ledger pockets. These pockets are deemed to be a nesting spots for birds and creatures and create a unpleasing visual. Staton Companies proposes completing this additional wall-patching work during the adjusted work period. A portion of the patching has already been performed in good faith to confirm the work requirements and anticipated cost.

CONTRACT SUM ADJUSTMENT	CONTRACT TIME ADJUSTMENT
+ $10,900.00	**+ 1 week**

By signing below, the Contractor requests authorization for the stated change in scope, contract sum, and contract time. Owner approval is required before this request modifies the Contract.

CONTRACTOR REQUEST

Jonathan Carlton, Project Manager — Date: 8/10/26

CONTRACTOR: STATON COMPANIES

OWNER APPROVAL

OWNER: POCATELLO DEVELOPMENT AUTHORITY

BY: _____ — August 19, 2026

David Villarreal, PDA Chair — Date

ATTEST:

BY: _____ — August 19, 2026

Aceline McCulla, Secretary — Date

Oct 16, 2026 at 14:10:39
233–299 W Center St
Pocatello ID 83204
United States

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 Chair

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

Date: November 6, 2026

Re: Staton Company – Monarch Demolition – Change Order 2-2 (PDA Agenda November 18, 2026)

September 16, 2026 Change Order 2 regarding the Monarch Demolition was approved by the PDA at a regularly scheduled meeting.

Change Order 2 - Work Performed

Coal Chute Fill and Sidewalk Replacement - Demolish and remove two existing coal chutes beneath the sidewalk, approximately 180 cubic feet each. Remove the affected sidewalk as necessary to access the coal chutes; place 3/4-inch-minus aggregate in the resulting voids; compact the fill; and replace the affected sidewalk. Include labor, materials, equipment, access, hauling, surface restoration, and cleanup necessary for a complete installation.

Inspection/Recommendation

Based on my inspection all contracted work has been satisfactorily completed in substantial conformance with change order 2 agreement.

October 21, 2026 PDA regular schedule meeting $4,200.00 was approved and paid. The current request will finalize change order 2.

Based on my review of the application and my field observations, I have determined that the pay application accurately reflects the work completed. Accordingly, I recommend approval and payment of Invoice No. 1792250 in the amount of **$4,200.00**.

A copy of the invoice, executed agreement, and final photo are attached for reference.

Please feel free to contact me with any questions or requests for additional information.

October 30, 2026

Pocatello Development Authority
Attn: Brent McLane
911 N 7th Avenue
Pocatello, ID 83201

Re: Monarch Building
Demolition

INVOICE #1792250

The following is our Progress Billing #2 and Final, for work performed on the above project in October 2026:

Item/Description	Base Bid	% Complete	Amount Complete	Previous Billing	Current Due
CHANGE ORDER #2					
Coal Chute Fill & Sidewalk Replacement	$ 8,400.00	100%	$ 8,400.00	$ 4,200.00	**$ 4,200.00**

Please pay from this invoice.
Net Due 30 days from Invoice

Thank you!

85386 Highway 99S * PO Box 7515 * Springfield, OR 97475 * PH: 541.726.9422
CCB No. 03371 www.statonco.com FAX: 541.726.9837

CHANGE ORDER REQUEST

Monarch Building - Demolition Project

OWNER	Pocatello Development Authority	**CONTRACTOR**	Staton Companies
REQUESTDATE	August 28, 2026	**CHANGEORDERNO.**	2

REQUESTEDCHANGE

Coal Chute Fill and Sidewalk Replacement

Demolish and remove two existing coal chutes beneath the sidewalk, approximately 180 cubic feet each. Remove the affected sidewalk as necessary to access the coal chutes; place 3/4-inch-minus aggregate in the resulting voids; compact the fill; and replace the affected sidewalk. Include labor, materials, equipment, access, hauling, surface restoration, and cleanup necessary for a complete installation.

REASONFORCHANGE

Two coal-chute voids were encountered beneath the sidewalk. The coal chutes must be removed, and the resulting voids must be properly filled and compacted to eliminate unsupported areas and provide a stable subgrade for the replacement sidewalk.

CONTRACTSUMADJUSTMENT	CONTRACTTIMEADJUSTMENT
+ $8,400.00	**+ 1 week**

By signing below, the Contractor requests authorization for the stated change in scope, contract sum, and contract time. Owner approval is required before this request modifies the Contract.

CONTRACTOR REQUEST

Jonathan Carlton, Project Manager — Date: 9/10/26

CONTRACTOR: STATON COMPANIES

OWNER APPROVAL

OWNER: POCATELLO DEVELOPMENT AUTHORITY

BY: David Villarreal, PDA Chair — Date: September 16, 2026

ATTEST:

BY: Aceline McCulla, Secretary — Date: September 16, 2026

Oct 29, 2026 at 11:01:28
242 W Center St
Pocatello ID 83204
United States

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 Chair

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

Date: November 6, 2026

Re: Staton Company – Monarch Demolition – Change Order 4 (PDA Agenda November 18, 2026)

September 16, 2026 Change Order 4 regarding the Monarch Demolition was approved by the PDA at a regularly scheduled meeting.

Change Order 4 - Work Performed

Window-Void Infill and Parapet-Wall Leveling - Infill existing window openings and level the parapet walls at both the Paris Building and First National Bar Building. Salvage, clean, and reuse brick recovered from the demolished Monarch Building for the masonry work. Include labor, equipment, mortar, access, surface preparation, masonry placement, finishing, and cleanup. Pricing is for labor only

Inspection/Recommendation

Based on my inspection all contracted work has been satisfactorily completed in substantial conformance with change order 4 agreement.

October 21, 2026 PDA regular schedule meeting $6,750.00 was approved and paid. The current request will finalize change order 4.

Based on my review of the application and my field observations, I have determined that the pay application accurately reflects the work completed. Accordingly, I recommend approval and payment of Invoice No. 1792251 in the amount of **$6,750.00**.

A copy of the invoice, executed agreement, and final photo are attached for reference.

Please feel free to contact me with any questions or requests for additional information.

October 30, 2026

Pocatello Development Authority
Attn: Brent McLane
911 N 7th Avenue
Pocatello, ID 83201

Re: Monarch Building
Demolition

INVOICE #1792251

The following is our Progress Billing #2 and Final, for work performed on the above project in October 2026:

Item/Description	Base Bid	% Complete	Amount Complete	Previous Billing	Current Due
CHANGE ORDER #4					
Window Void Infill & Parapet-Wall Leveling	$ 13,500.00	100%	$ 13,500.00	$ 6,750.00	**$ 6,750.00**

Please pay from this invoice.
Net Due 30 days from Invoice

Thank you!

85386 Highway 99S * PO Box 7515 * Springfield, OR 97475 * PH: 541.726.9422
CCB No. 03371 www.statonco.com FAX: 541.726.9837

CHANGE ORDER REQUEST - REV1

Monarch Building - Demolition Project

OWNER	Pocatello Development Authority	**CONTRACTOR**	Staton Companies
REQUESTDATE	August 28, 2026	**CHANGEORDERNO.**	4

REQUESTEDCHANGE

Window-Void Infill and Parapet-Wall Leveling

Infill existing window openings and level the parapet walls at both the Paris Building and First National Bar Building. Salvage, clean, and reuse brick recovered from the demolished Monarch Building for the masonry work. Include labor, equipment, mortar, access, surface preparation, masonry placement, finishing, and cleanup. Pricing is for labor only.

REASONFORCHANGE

Removal of the Monarch Building exposed window voids and irregular parapet-wall conditions at the adjoining buildings. Infill and leveling are required to close the openings, provide consistent wall terminations, and restore the affected masonry using compatible salvaged brick.

CONTRACTSUMADJUSTMENT	CONTRACTTIMEADJUSTMENT
+ $13,500.00	**+ 2 weeks**

By signing below, the Contractor requests authorization for the stated change in scope, contract sum, and contract time. Owner approval is required before this request modifies the Contract.

CONTRACTOR REQUEST

Jonathan Carlton, Project Manager — Date 9/10/26

CONTRACTOR: STATON COMPANIES

OWNER APPROVAL

OWNER: POCATELLO DEVELOPMENT AUTHORITY

BY: _____ — September 16, 2026

David Villarreal, PDA Chair — Date

ATTEST:

BY: _____ — September 16, 2026

Aceline McCulla, Secretary — Date

Nov 3, 2026 at 14:25:30
244 W Center St
Pocatello ID 83204
United States

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 Chair

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

Date: November 6, 2026

Re: Staton Company – Monarch Demolition – Change Order 5 (PDA Agenda November 18, 2026)

September 16, 2026 Change Order 5 regarding the Monarch Demolition was approved by the PDA at a regularly scheduled meeting.

Change Order 5 - Work Performed

Additional Wall Removal and Concrete Infill - Remove the additional brick wall back to the discovered cold joint and construct a new concrete infill wall in its place. Include selective demolition, debris removal, forming, concrete placement, finishing, weatherproofing, and cleanup. The concrete wall is intended as non-structural infill to close the opening and maintain the First National Bar owner's existing enclosed-storage conditions adjoining the red building

CO 5 - $27,400.00 and 2 weeks to the contract schedule.

Inspection

During construction inspections and removal of the existing back wall, additional field evaluations were performed. These evaluations determined that the masonry wall originally designated for removal, extending back to the existing cold joint, is structurally tied into the west wall of the First National Bar building. Based on these field observations, removal of this wall is not warranted. The existing wall has been determined to maintain adequate structural integrity and lateral support back to the cold joint, with additional support provided through its structural connection to the adjacent building wall.

Based on these findings, the proposed work associated with this item should be abandoned and the related change order withdrawn.

Please feel free to contact me with any questions or requests for additional information.

CHANGE ORDER REQUEST

Monarch Building - Demolition Project

OWNER	Pocatello Development Authority	CONTRACTOR	Staton Companies
REQUESTDATE	August 28, 2026	CHANGEORDERNO.	5

REQUESTEDCHANGE

Additional Wall Removal and Concrete Infill

Remove the additional brick wall back to the discovered cold joint and construct a new concrete infill wall in its place. Include selective demolition, debris removal, forming, concrete placement, finishing, weatherproofing, and cleanup. The concrete wall is intended as non-structural infill to close the opening and maintain the First National Bar owner's existing enclosed-storage conditions adjoining the red building.

REASONFORCHANGE

A cold joint was discovered in the masonry wall along the First National Bar Building. The original plan called for removing the perpendicular wall flush with the First National Bar wall; however, that approach would leave a small section of untied and unsupported masonry remaining. The additional masonry will be removed back to the cold joint, and the opening will be closed with a non-structural concrete infill wall to maintain the adjoining storage enclosure.

CONTRACTSUMADJUSTMENT	CONTRACTTIMEADJUSTMENT
+ $27,400.00	**+ 2 weeks**

By signing below, the Contractor requests authorization for the stated change in scope, contract sum, and contract time. Owner approval is required before this request modifies the Contract.

CONTRACTOR REQUEST

Jonathan Carlton, Project Manager — Date: 9/10/26

CONTRACTOR: STATON COMPANIES

OWNER APPROVAL

OWNER: POCATELLO DEVELOPMENT AUTHORITY

BY: _____ — September 16, 2026

David Villarreal, PDA Chair — Date

ATTEST:

BY: _____ — September 16, 2026

Aceline McCulla, Secretary — Date

Change Order 5 to be withdrawn.

REMITTANCE REPORT
From County Auditor of Bannock County

To: POCATELLO URBAN

Remittance No.	030
Date:	October 25, 2026

	PREPAID	CURRENT		----------DELINQUENT TAXES----------					INTEREST	MISC		TOTAL
SOURCE AND FUND	2026	2025	2024	2023	2022	2021	2020	2019				COLLECTION
NORTH YELLOWSTONE (1-0013)												0.00
NAVAL ORDINANCE (1-0014)												0.00
NORTH PORTNEUF 801 (1-0016)												0.00
NORTHGATE (1-0017)												0.00
NORTHGATE (1-0018)												0.00
NORTHGATE (83-0000)												0.00
NORTHGATE (84-0000)												0.00
HARVEST SPRINGS (85-0000)												0.00
NORTH PORTNEUF 802 (82-0000)												0.00
PRSN PROPERTY RPLCMNT												0.00
CIRCUIT BREAKER												0.00
HOMEOWNER TAX RELIEF												0.00
ADDITIONAL TAX RELIEF												0.00
												0.00
COLUMN TOTALS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00

Amount of Remittance	0.00

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

I, JASON C. DIXON, County Clerk in and for the County aforesaid, being duly sworn on oath, make the following statement: That the foregoing is a full, true, and correct report, in accordance with Section 3326, Compiled Statutes of Idaho, as amended by Chapter 169, laws of 1925, by source and fund, of all monies paid into the treasury of said county and apportioned to the POCATELLO URBAN and included district since the 30TH DAY OF SEPT the date of my last report. Subscribed and sworn to in duplicate before me on the 25TH DAY OF OCT

_____ Notary Public of Bannock County.

County Clerk: JASON C. DIXON

By _____ Deputy Auditor

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

K BURMESTER NOTARY PUBLIC Comm No. 20231880 STATE OF IDAHO

ICCU

Transaction History

Brody Fitch
Visa Premier Rewards Business 4927

Statement Period: **10/15/26 to 11/14/26** | Date of Statement: **11/14/2026**

Posted Transactions (12)

DATE	DESCRIPTION	AMOUNT	BALANCE
11/14/26	Payment : Principal $1975.11; Interest $0.00; Fees $0.00 --	**-$1,975.11**	*$0.00*
11/14/26	Purchase : SIGN UP INC POCATELLO, ID (0272)	**$54.00**	*$1,975.11*
11/11/26	MerchandiseReturn : TST*HIMALAYAN FLAVOR - Pocatello, ID (0272)	**-$19.13**	*$1,921.11*
11/08/26	Purchase : TST*HIMALAYAN FLAVOR - Pocatello, ID (0272)	**$308.21**	*$1,940.24*
10/30/26	Purchase : SQ *GLEAN COFFEE ROASTE gosq.com, ID (0272)	**$43.20**	*$1,632.03*
10/26/26	Purchase : OFFICEMAX/DEPOT 6421 POCATELLO, ID (0272)	**$45.57**	*$1,588.83*
10/25/26	Purchase : FRED MEYER #0260 POCATELLO, ID (0272)	**$10.49**	*$1,543.26*
10/25/26	Purchase : COSTCO WHSE #1033 POCATELLO, ID (0272)	**$97.43**	*$1,532.77*
10/25/26	Purchase : JIMMY JOHNS - 159 208-478-1693, ID (0272)	**$136.78**	*$1,435.34*
10/22/26	Purchase : IDAHO STATE JOURNAL 208-2324161, ID (0272)	**$812.12**	*$1,298.56*
10/22/26	Purchase : IDAHO STATE JOURNAL 208-2324161, ID (0272)	**$486.44**	*$486.44*
10/15/26	Payment : Principal $1513.67; Interest $0.00; Fees $0.00	**-$1,513.67**	*$0.00*

PDA Lunch Meeting for November 18, 2026

Himalayan Flavor
300 E Alameda Road
Pocatello ID 83201
Phone: 208-904-0932

Contact: Sheba
email: himalayanflavorid@gmail.com

City of Pocatello Tax Exempt ID: 82-6000244

Delivery: City Hall, 911 N 7th Ave, Council Chambers 11:20 AM

Call Aceline's mobile 406.202.6444 with questions. Thank you.

Items	Qty	Each Cost	Totals
Boneless Chicken Butter Masala	3	$ 16.49	$ 49.47
Boneless Chicken Tikka Masala	3	$ 16.49	$ 49.47
Boneless Chicken Saag	2	$ 16.49	$ 32.98
Boneless Chicken Jalfrezi	3	$ 16.49	$ 49.47
Butter Naan, cut into 4 pieces	4	$ 3.49	$ 13.96
Garlic Naan, cut into 4 pieces	4	$ 3.99	$ 15.96
Food Total			$ 211.31
Gratuity			$ 43.96
Delivery/Service Charge			$ 33.81
Total Due			$ 289.08
Paid with Credit Card 11.6.26			

1 extra order of Saag was charged, refund of (19.13) coming, orginial total was $309.41

Will you please prepare a to go box for Richie with a little scoop of each entrée and 1 piece of butter naan and 2 pieces of garlic naan. He has to leave by 11:30. Much appreciated. We are feeding 13 people.

Will provide napkins, plates and silverware for 13 people. Thank you very much.

Glean Coffee Roasters
240 S Main St
Pocatello, ID 83204-3207 United States
info@gleancoffee.com | (208) 328-4944

Invoice #010879

Issue date
Oct 28, 2026

Coffee Service to Station Square

Thank you so much for your service we were delighted to be part of your meeting.
Additional Recipients: emma@gleancoffee.com

Customer
Aceline
City of Pocatello, Pocatello Development Authority
amcculla@pocatello.gov
(406) 202-6444

Invoice Details
PDF created October 29, 2026
$36.00

Payment
Due October 28, 2026
$36.00

Items	Quantity	Price	Amount
Joe-to-go coffee service	1	$25.00	$25.00
Syrups 10 oz	1	$11.00	$11.00
Delivery	1	$5.00	$5.00
Manager discount			-$5.00
Subtotal			$36.00
Tip			$7.20

Total Paid $43.20

Payments
Oct 28, 2026 (Visa 0272) $43.20

View online

To view your invoice go to https://squareup.com/u/8mQ3YfIg
Or open the camera on your mobile device and place the QR code in the camera's view.

Office DEPOT
OfficeMax®

POCATELLO - (208) 237-6111
10/23/2026 11:53 AM



SALE 6421-2-3799-1098219-11.6.2_26

621524 MKR,KINGSIZ,4/	9.99	
3416506 MKR,EXP,BLT,BL	5.99	
Promotion	-2.40	
You Pay	3.59S	
618017 PAD,EASEL,25X3	31.99 S	
Subtotal	45.57	
Total	45.57	
Visa 0272:	45.57	

AUTH CODE 017205
TDS Contactless
AID A0000000031010 VISA CREDIT
TVR CVS No Signature Required

ACELINE MCCULLA 55*****929
Get 2% back in rewards on your
favorite supplies & more - including
furniture and technology. Plus,
next-day rewards on select offers,
rewards for recycling and more
Visit officedepot.com/rewards

Tax Exemption Number 45270980

****

Total Savings:
$2.40

FredMeyer FRESH FOR EVERYONE.

800 Yellowstone Ave.
208-239-4000 Galilea

7535396466 E-TAPE TRAY 5.49 T
4900005011 PC DIET COKE 2.50 T
SC FM SAVINGS 0.99
4900005028 PC FRESCA 2.50 T
SC FM SAVINGS 0.99
REWARDS CARD ******5741
TAX 0.63
TAX EXEMPTION 0.63-
**** BALANCE 10.49
Pocatello ID 83201
VISA CREDIT Purchase
**********0272 - C
REF#: 011897 TOTAL: 10.49
AID: A0000000031010
TC: 7072EE600D17994A

VISA 10.49
EXEMPTED SALES AMT 10.49
CHANGE 0.00
TOTAL NUMBER OF ITEMS SOLD = 3
Fred Meyer Savings
Total Coupons $ 1.98
Total Savings (15 Percent) $ 1.98
10/23/26 12:13PM 260 31 11 1942167
****
Annual Card Savings $26.33
****
****
Redeem Points in the App
for Dollars Off Groceries
or at the Pump for Fuel Discounts

Points Earned Today:10
Total October Points: 25
****
Fred Meyer Community Rewards
On your behalf, we are contributing to
Friends of the Pocatello Animal Shelte
****
EARN 50 FUEL POINTS
BY GIVING US FEEDBACK
Go to fredmeyer.com/feedback
Date: 10/23/26
Time: 12:13PM
Entry ID: 701-502-11-260-31-42
****
With Our Low Prices, You Saved
$2.61

SAVE THIS RECEIPT FOR REFUNDS
OR ADJUSTMENTS



Thank you for shopping.
Receipt may be checked.

COSTCO WHOLESALE

Pocatello #1033
305 West Quinn Rd.
Pocatello, ID 83202

M1 Member 111787715509

START OF PRE-SCANNED ITEMS******

RESALE ON

E	1758990	VICKIES VTY	18.99
E	0000392992	/1758990	4.00-
E	1331732	MINI COOKIE	9.99
E	1801	MANDARINS	5.99
E	1473917	KS TRAIL MIX	17.69
	785094	VF NAPKIN	12.79
	1111161	DIXIE 10"PLT	19.99
	12648	KS CUTLERY	15.99

END OF PRE-SCANNED ITEMS*******

TOTAL NUMBER OF PRE-SCANNED ITEMS= 7

RESALE TOTAL	97.43
NON RESALE TOTAL	0.00
SUBTOTAL	97.43
TAX	0.00
**** TOTAL	97.43

XXXXXXXXXXXX0272 H
AID: A0000000031010
Seq# 3065 App#: 175795
Visa Resp: APPROVED
APPROVED - Purchase
AMOUNT: $97.43

Visa	97.43
CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD = 7
INSTANT SAVINGS $ 4.00
10/23/2026 11:29 1033 3 111 802

21103300301112610231129

OP#: 802 Name: Marrina L
PS#: 22 Name:Dede M.
Thank You! Please Come Again

Prescan OP#:22 Name: Dede M.
Items Sold: 7
M1 10/23/2026 11:29

PDA Luncheon for October 26, 2026

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

City of Pocatello Tax Exempt ID: 82-6000244

Deliver to: Station Square, 200 S Main St, 2nd Floor Conference Room
between 11:20 AM-11:25 AM on Monday, October 26, 2026.
Please Call Aceline at 406.202.6444 with questions on order and on delivery day.

Items	Qty	Each Cost	Totals
24 Piece Party Box	2	54.49	$ 108.98
Beach Club x 2			
Club LuLu x 2			
Billy Club x 2			
Country Club x 2			
Bootlegger x 2			
Turkey Tom x 2			
TOTAL CHECK AMOUNT			**$ 108.98**
Gratuity			**$ 22.80**
Delivery Charge			$ 5.00
Paid with PDA Credit Card ending in 0272			**$ 136.78**

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IDAHO STATE JOURNAL
Bingham News Chronicle
www.binghamnewschronicle.com • Covering Aberdeen, Blackfoot, Fort Hall, Firth & Shelley

PROFORMA INVOICE

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

BILLING DATE:	ACCOUNT NO:
10/20/26	18588

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
788789	SUMMARY OF ORDINANCE	10/21/26	10/21/26	2	$812.12

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
10/20/26	CC	VISA	0272		$812.12

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$812.12**
Paid Amount:**$812.12**

Amount Due:**$0.00**

We Appreciate Your Business!

788789

SUMMARY OF ORDINANCE NO. 3189

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

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF POCATELLO, COUNTY OF BANNOCK, STATE OF IDAHO:

SECTION 1: It is hereby found and determined that:

(a) The Historic Downtown Project Area as defined in the Historic Downtown Plan is a deteriorated area or a deteriorating area as defined in the Law and the Act and qualifies as an eligible urban renewal area under the Law and Act.

(b) The rehabilitation, conservation, development and redevelopment of the urban renewal area pursuant to the Historic Downtown Plan are necessary and in the interests of public health, safety, and welfare of the residents of the City.

(c) There continues to be a need for the Agency to function in the City.

(d) The Historic Downtown Plan conforms to the City's Comprehensive Plan as a whole.

(e) The Historic Downtown Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement recognizing the mixed-use, commercial, office, retail, multi-family residential, hospitality and light industrial components of the Historic Downtown Plan and the need for public improvements to support the goals of the uses of the area, and shows consideration for the health, safety, and welfare of any children, residents or businesses in the general vicinity of the urban renewal area covered by the Historic Downtown Plan.

(f) The Historic Downtown Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development and redevelopment of the urban renewal area by private enterprises.

(g) Pursuant to Idaho Code §§ 50-2007(h) and 50-2008(d)(1), the Historic Downtown Plan provides a feasible method for relocation obligations of any displaced families residing within the Historic Downtown Project Area.

(h) The collective base assessment rolls for the Existing Project Areas and the Historic Downtown Project Area, do not exceed ten percent (10%) of the assessed values of all the taxable property in the City.

(i) The Historic Downtown Plan includes the requirements set out in Idaho Code § 50-2905 with specificity.

(j) The Historic Downtown Plan is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.

(k) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code §§ 50-2018(9) and 50-2903(8)(f), does not include agricultural operations for which the Agency is required to receive written consents.

(l) The portion of the Historic Downtown Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

(m) The portion of the Historic Downtown Project Area which is identified for residential uses is necessary and appropriate as there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the City.

SECTION 2: The City Council finds that the Historic Downtown Project Area includes open land, that the Agency may acquire any open land within the Historic Downtown Project Area, and that the Historic Downtown Project Area is planned to be developed and/or redeveloped in a manner that will include both residential and nonresidential uses. The City Council finds that for the portions of the Historic Downtown Project Area deemed to be "open land," the criteria set forth in the Law and Act have been met.

SECTION 3: The City Council finds that one of the Historic Downtown Plan objectives to increase the residential opportunity does meet the sound needs of the City and will provide housing opportunities in an area that does not now contain such opportunities, and the portion of the Project Area which is identified for nonresidential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the City's Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The Historic Downtown Plan, a copy of which is attached hereto and marked as Exhibit 3 and made a part hereof by attachment, be, and the same hereby is, approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the October 15, 2026, public hearing, and incorporate changes or modifications, if any.

SECTION 5: The boundaries of the Historic Downtown Project Area do not overlap the boundaries of a highway district, and therefore, an agreement pursuant to Idaho Code Section 50-2908(2)(a)(iv) for the Historic Downtown Project Area is not required.

SECTION 6: The boundaries of the Historic Downtown Project Area do overlap the boundaries of the Bannock County Ambulance District (the "Ambulance District"). Pursuant to Idaho Code Section 50-2906(4), the Ambulance District did not consent by resolution to be included in the Historic Downtown Project Area, and therefore, the Ambulance District is not subject to the financing provisions of the revenue allocation area set forth in the Historic Downtown Plan.

SECTION 7: No direct or collateral action challenging the Historic Downtown Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Historic Downtown Plan.

SECTION 8: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the Bannock County Auditor and Bannock County Assessor and to the appropriate officials of the Bannock County Board of County Commissioners, City of Pocatello, Bannock County Abatement District, Bannock County Road & Bridge, Pocatello School # 25, and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Historic Downtown Project Area, and a map indicating the boundaries of the Historic Downtown Project Area. A courtesy copy of the Ordinance, the legal description of the boundaries of the Project Area, and a map will be transmitted to the Bannock County Ambulance District.

SECTION 9: The City Council hereby finds and declares the equalized assessed valuation of the Revenue Allocation Area, as defined in the Historic Downtown Plan, is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Historic Downtown Plan.

SECTION 10: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Historic Downtown Plan, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 11: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code § 50-2006 to designate itself as the Agency Board.

SECTION 12: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2026, to the extent permitted by the Act.

SECTION 13: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 14: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 15: All ordinances, resolutions, orders, or parts thereof in conflict herewith are hereby repealed, rescinded, and annulled.

SECTION 16: SAVINGS CLAUSE: This ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

SECTION 17: That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force and effect upon its passage, approval and publication.

BE IT FURTHER ORDAINED THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

PASSED AND APPROVED this 15th day of October 2026.

EXHIBITS TO THE ORDINANCE

Exhibit 1 Resolution 2026-1 of the Planning and Zoning Commission for the City of Pocatello, Idaho, Validating Conformity of the Urban Renewal Plan for the Historic Downtown Urban Renewal Project with the City's Comprehensive Plan
Exhibit 2 Notice Published in the Idaho State Journal
Exhibit 3 Urban Renewal Plan for the Historic Downtown Urban Renewal Project
Exhibit 4 Ordinance Summary

SUMMARY OF HISTORIC DOWNTOWN PLAN

The Urban Renewal Plan for the Historic Downtown Urban Renewal Project ("Historic Downtown Plan") was prepared by the Urban Renewal Agency of the City of Pocatello ("Agency") pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), and all applicable laws and ordinances and was approved by the Agency. The Historic Downtown Plan provides for the Agency to undertake urban renewal projects pursuant to the Law and the Act. The Historic Downtown Plan contains a revenue allocation financing provision pursuant to the Act that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the original base assessment roll as of January 1, 2026, to be allocated to the Agency for the urban renewal purposes. The duration of the Historic Downtown Plan is for twenty (20) years and includes a termination process for the Historic Downtown Plan.

The general scope and objectives of the Plan include are:

a. The provision for participation by property owners and developers and/or public-private partnerships within the Project Area to achieve the objectives of this Plan;

b. The demolition of the Monarch Hotel to remove an immediate public safety hazard following a determination that the building could not be preserved or restored;

c. In conjunction with the City parking management strategy, fund planning studies, including a downtown parking study to support the construction of a structured parking facility;

d. The engineering, design, installation, and construction of a structured parking facility, which will encourage development of surface parking lots and vacant/undeveloped parcels, and will provide opportunities for greater housing density;

e. Plan, design and install signage and wayfinding within the Project Area to support placemaking and to establish multi-modal transportation connectivity within the Project Area and to the greater community;

f. The engineering, design, installation, construction and/or reconstruction of sidewalks (including sidewalk widening) and related pedestrian and bicycle facilities, curb and gutter and streetscapes, which for purposes of this Plan, the term streetscapes include sidewalks, lighting, landscaping, benches, signage, way-finding, bike racks, public art, and similar amenities between the curb and right-of-way line;

g. The engineering, design, installation, construction and/or reconstruction of the Benton Street bridge to support pedestrian and bicycle improvements;

h. The engineering, design, installation, construction and/or reconstruction of the Portneuf Greenway Trail connectivity improvements;

i. The engineering, design, installation, construction and/or reconstruction of Simplot Square, Depot Crossroads, Portneuf Landing to make plaza, parking and public space improvements, to increase recreation activity points, and to provide enhanced public gathering spaces;

j. Removal, burying, or relocation of overhead utilities; removal or relocation of underground utilities; extension of electrical distribution lines and transformers; improvement of irrigation canals and drainage ditches and laterals; undergrounding or piping of laterals; addition of fiber optic lines or other communication systems; floodway and flood zone mitigation; and other public improvements that may be deemed appropriate by the Board;

k. The acquisition of real property for public right-of-way and streetscape improvements, utility undergrounding, extension, upgrades, public parks, plazas, community spaces and trails, pedestrian facilities, pathways and trails, recreation access points, open space and to encourage housing diversity, enhance transportation and mobility options, decrease underutilized parcels and surface parking lots, create development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers for qualified developments;

l. The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-2011, and any disposition policies adopted by the Agency;

m. The demolition or removal of certain buildings and/or improvements for public rights-of-way and streetscape improvements, pedestrian facilities, utility undergrounding extension and upgrades, public parks and trails, public facilities, and to encourage and enhance housing diversity, enhance transportation and mobility options, decrease underutilized parcels and surface parking lots, to eliminate unhealthful, unsanitary, or unsafe conditions, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions;

n. The management of any property acquired by and under the ownership and control of the Agency;

o. The development or redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;

p. The provision of financial and other assistance to encourage and attract business enterprise including but not limited to start-ups and microbusinesses, mid-sized companies, hospitality industry, and light industrial projects;

q. The provision of financial and other assistance to encourage greater density;

r. The rehabilitation of structures and improvements by present owners, their successors, and the Agency, to support historic preservation and restoration goals;

s. The preparation and assembly of adequate sites for the development and construction of facilities for mixed-use, commercial, office, retail, multi-family residential, hospitality and light industrial use;

t. In collaboration with property owners and other stakeholders, working with the City to amend zoning regulations (if necessary) and standards and guidelines for the design of streetscape, festival streets, plazas, multi-use pathways, parks and open space and other like public spaces applicable to the Project Area as needed to support implementation of this Plan;

u. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;

v. To the extent allowed by law, lend or invest federal funds to facilitate development and/or redevelopment, and provide matching funds to leverage other grants and programs;

w. The provision for relocation assistance to displaced Project Area occupants, as required by law, or within the discretion of the Agency Board for displaced businesses;

x. The environmental assessment and remediation support of brownfield sites, or sites where environmental conditions detrimental to development and/or redevelopment exist;

y. Agency participation in the assessment and/or remediation of any brownfield or other environmental conditions present in the Project Area; and

z. Other related improvements to those set forth above as further set forth in Attachment 5.

Any such land uses as described in the Historic Downtown Plan will be in conformance with zoning for the City and the City's Comprehensive Plan as adopted by the City Council. Land made available will be developed by private enterprises or public agencies as authorized by law. The Historic Downtown Plan identifies various public and private improvements which may be made within the Historic Downtown Project Area.

The Historic Downtown Project Area and Revenue Allocation Area herein referred to is generally described as follows:

An area consisting of an estimated 352 acres (including public rights-of-way) bounded roughly by the Portneuf River to the north and south, Johnson Avenue to the west, and the Union Pacific Railroad to the east.

The Project Area and Revenue Allocation Area is more particularly described as follows:

A parcel of land located in Sections 22, 26, 27, 34, 35, and 36, Township 6 South, Range 34
East, B.M., City of Pocatello, Bannock County Idaho, more particularly described as follows:

BEGINNING at a point that lies N 89° 39' 24" W for a distance of 959.15 feet from the East 1/4 corner of Section 35, Township 6 South, Range 34 East, along the north line of the southeast quarter of said Section 35; Thence, N 89° 39' 24" W for a distance of 65.19 feet to the westerly boundary of the Oregon Short Line Railroad; Thence along said westerly boundary of the Oregon Short Line Railroad S 40° 18' 48" E for a distance of 557.40 feet; Thence along said westerly boundary of the Oregon Short Line Railroad S 00° 34' 02" W for a distance of 77.20 feet; Thence along said westerly boundary of the Oregon Short Line Railroad S 40° 08' 00" E for a distance of 303.17 feet; Thence along said westerly boundary of the Oregon Short Line Railroad S 31° 09' 49" E for a distance of 1517.27 feet to a point coincident with the easterly Right of Way of the Bannock Highway; Thence, S 46° 35' 54" W for a distance of 77.84 feet to the westerly Right of Way of the Bannock Highway; Thence along said westerly Right of Way of Bannock Highway, which then turns into South Main Street for the following three **(3)** courses: **(1)** N 43° 18' 28" W for a distance of 1353.83 feet; **(2)** N 40° 50' 15" W for a distance of 318.29 feet; **(3)** N 40° 18' 35" W for a distance of 917.17 feet; Thence, S 47° 34' 13" W for a distance of 30.81 feet to the northerly boundary of the Pocatello Community Charter property described in Instrument Number 20502869; Thence along said northerly boundary for the following three **(3)** courses: **(1)** N 45° 46' 34" W for a distance of 110.84 feet; **(2)** S 84° 19' 21" W for a distance of 410.00 feet; **(3)** S 35° 34' 54" W for a distance of 294.77 feet; Thence, N 12° 07' 40" E for a distance of 386.71 feet along the westerly boundary of the property owned by the City of Pocatello; Thence, N 01° 31' 38" W for a distance of 12.66 feet to a point on the westerly Right of Way of South Arthur Avenue; Thence along said westerly Right of Way of South Arthur Avenue for the following **2** courses: **(1)** N 40° 41' 37" W for a distance of 126.57 feet; **(2)** N 40° 13' 02" W for a distance of 1381.28 feet to the southerly Right of Way of West Benton Street; Thence along the southerly Right of Way of West Benton Street, S 49° 06' 31" W for a distance of 363.18 feet to the westerly Right of Way of South Garfield Avenue; Thence along said westerly Right of Way of South Garfield Avenue N 40° 02' 38" W for a distance of 1083.70 feet to the southerly Right of Way of West Lewis Street; Thence along said southerly Right of Way of West Lewis Street S 49° 37' 18" W for a distance of 880.87 feet to the westerly side of the alley located in Block 544 of the Pocatello Townsite, as shown on the official plat thereof; Thence, N 39° 57' 39" W for a distance of 1083.94 feet along said westerly side of the alley through Blocks 545, 546 and 547 of said Pocatello Townsite to the southerly Right of Way of West Lander Street; Thence along the westerly Right of Way of West Lander Street S 49° 44' 04" W for a distance of 139.73 feet to the easterly Right of Way of North Johnson Avenue; Thence along the easterly Right of Way of North Johnson Avenue N 40° 41' 30" W for a distance of 715.80 feet to the southerly Right of Way of West Wyeth Street; Thence along the southerly Right of Way of said West Wyeth Street N 49° 31' 06" E for a distance of 1387.51 feet to the westerly Right of Way of North Arthur Avenue; Thence along the westerly Right of Way of North Arthur Avenue N 40° 19' 14" W for a distance of 6148.71 feet; Thence, N 34° 19' 33" W for a distance of 217.39 feet; Thence, N 08° 15' 19" W for a distance of 835.81 feet; Thence, N 18° 24' 58" W for a distance of 333.41 feet to a point on the westerly Right of Way of Omaha; Thence along the westerly Right of Way of Omaha, which then turns into North Harrison Avenue, for the following seven **(7)** courses: **(1)** N 17° 48' 11" W for a distance of 636.44 feet; **(2)** N 20° 59' 59" W for a distance of 104.92 feet; **(3)** N 25° 06' 25" W for a distance of 125.02 feet; **(4)** N 29° 32' 30" W for a distance of 123.22 feet; **(5)** N 33° 25' 18" W for a distance of 121.55 feet; **(6)** N 40° 10' 17" W for a distance of 227.72 feet; **(7)** N 44° 37' 40" W for a distance of 37.99 feet; Thence, N 44° 27' 56" E for a distance of 66.00 feet to the easterly Right of Way of North Harrison Avenue; Thence along said easterly Right of Way of North Harrison Avenue for the following three **(3)** courses: **(1)** S 43° 39' 07" E for a distance of 100.83 feet; **(2)** S 39° 56' 16" E for a distance of 115.38 feet; **(3)** S 35° 58' 48" E for a distance of 115.38 feet; Thence, S 40° 53' 03" E for a distance of 586.63 feet; Thence, S 40° 08' 57" E for a distance of 2645.54 feet; Thence, S 40° 08' 58" E for a distance of 1244.58 feet to a point on the easterly Right of Way of Shoshone Avenue; Thence continuing along the easterly Right of Way of said Shoshone Avenue and extending beyond, S 40° 16' 45" E for a distance of 4979.42 feet; Thence, S 49° 50' 23" W for a distance of 153.65 feet; Thence, S 40° 11' 23" E for a distance of 1822.94 feet to a point on the easterly Right of Way of South Harrison Avenue; Thence continuing along said easterly Right of Way of South Harrison Avenue S 40° 16' 36" E a distance of 2209.53 feet to the POINT OF BEGINNING.

Published: October 21st, 2026 (ISJ18588-788789)

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PROFORMA INVOICE

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

BILLING DATE:	ACCOUNT NO:
10/20/26	18588

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
788798	SUMMARY OF ORDINANCE	10/21/26	10/21/26	2	$486.44

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
10/20/26	CC	VISA	0272		$486.44

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$486.44**
Paid Amount:**$486.44**

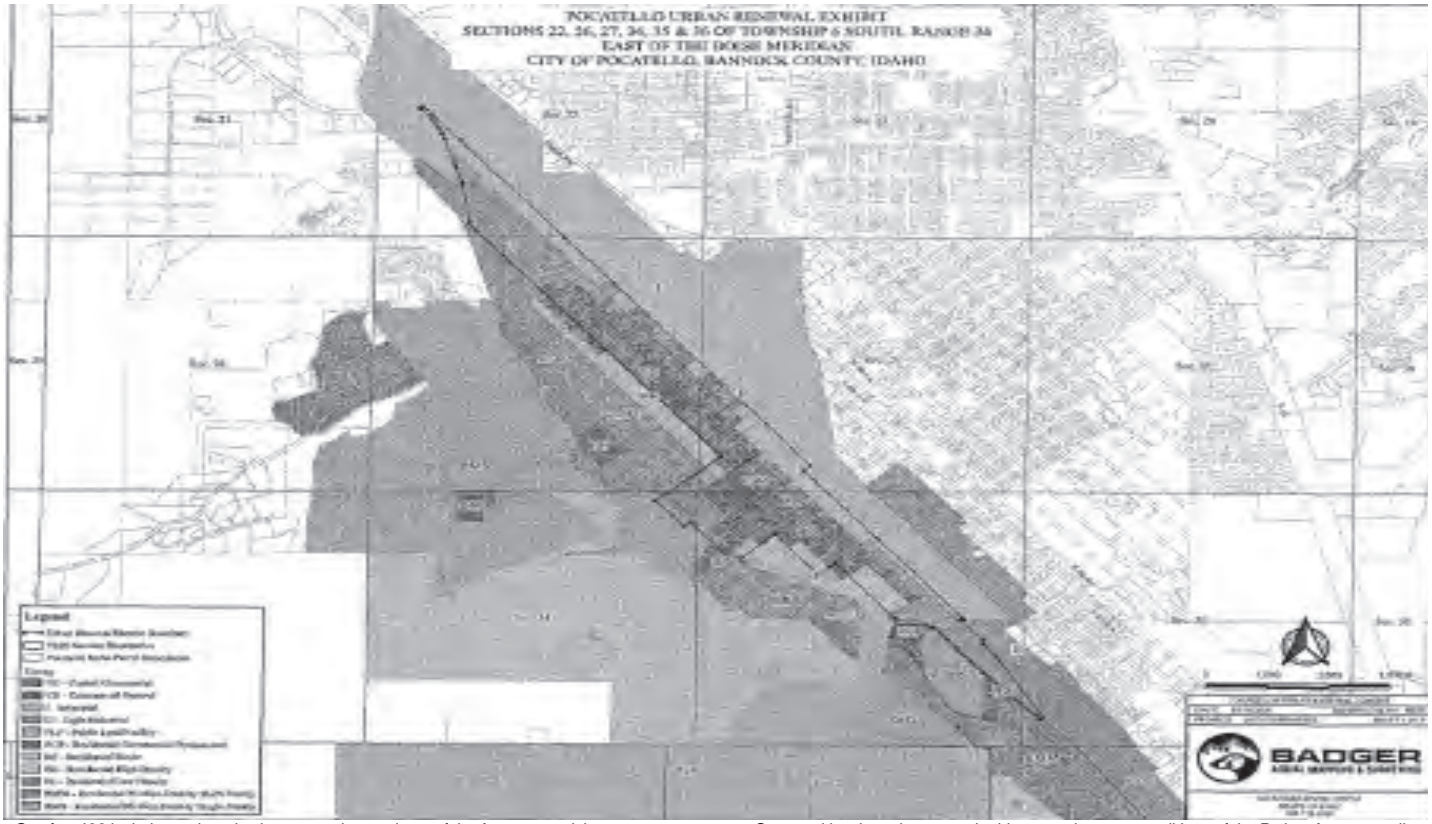
Amount Due:**$0.00**

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788798

SUMMARY OF ORDINANCE NO. 3189 Continued

The project area and revenue allocation area are depicted in the map below.



Section 100 includes an introduction, general procedures of the Agency, provisions necessary to meet State and local requirements, the history and current conditions of the Project Area, as well as the purpose of activities, and open land criteria.

Section 200 references the boundaries of the Project Area.

Sections 300 discusses the proposed redevelopment actions, Plan objectives, participation opportunities and agreements, cooperation with public bodies, property acquisition standards and requirements, property management, relocation, demolition, property disposition, development, and participation with others.

Sections 400 discusses the type of land uses authorized in the Project Area; provides the real property in the Project Area is subject to the controls and requirements of the Historic Downtown Plan and construction shall comply with applicable federal, state, and local laws and ordinances and Agency development standards; and provides design guidance for development.

Section 500 outlines the general description of the proposed financing methods. Among other sources, the Historic Downtown Plan will utilize revenue allocation financing, authorized by the Act. This statute was approved in 1988 by the Idaho Legislature. Section 502 and Attachment 5 to the Plan discuss revenue allocation financing and show how such financing has worked and would work in the Project Area in the future if certain new private developments occur as estimated.

Increases in assessed valuation of real and personal property in the Project Area that occur after January 1, 2026, will generate revenue for the Agency to pay project costs as set forth in the Historic Downtown Plan, including the Monarch Hotel demolition, downtown parking study, signage and wayfinding, downtown parking garage, street and right-of-way improvements; streetscape improvements; lighting improvements; site remediation/preparation; improvements to public spaces and amenities; pedestrian and bicycle improvements; trail connectivity improvements along the Portneuf Greenway Trail; matching funds for grants/programs and property acquisition/assemblage. The assessed valuation of real and personal property on the base assessment roll is still available for use by the other taxing districts, Bannock County Board of County Commissioners, City of Pocatello, Bannock County Abatement District, Bannock County Road & Bridge, and Pocatello School # 25, to finance their operations. The Bannock County Ambulance District did not consent to be subject to the financing provisions of the revenue allocation area in the Historic Downtown Plan. The Historic Downtown Plan authorizes the Agency to sell revenue bonds to finance project costs and to use annual revenue allocations to pay the debt service. Additionally, the Agency is authorized to fund eligible projects on a pay-as-you-go basis, or through participation agreements with developers/property owners, and others, such as public entities, as further set forth in the Historic Downtown Plan.

The program outlined in the Historic Downtown Plan emphasizes the installation of needed public improvements, including but not limited to street improvements, other public infrastructure projects, and other costs to encourage private development.

Attachment 5 to the Plan describes in detail the cost and financing methods for complete repayment of the debt incurred, of costs used to finance projects, and to also fund the additional described activities, including reimbursement of advance funded eligible public improvement costs to property owners/developers or public entities.

The Historic Downtown Plan follows the underlying zoning classifications of the City.

Sections 600 and 700 describe cooperative activities by the Agency with the City and other entities to carry out the Historic Downtown Plan.

Sections 800 – 1200 provide that the duration of the Historic Downtown Plan is for twenty (20) years; provides a termination process of the Historic Downtown Plan; provides the requirement of the Agency to prepare an annual report each year describing its activities during the previous year and to comply with certain other reporting requirements.

ATTACHMENTS TO THE HISTORIC DOWNTOWN PLAN

Attachment 1	Boundary Map of Urban Renewal Project Area and Revenue Allocation Area
Attachment 2	Legal Description of Urban Renewal Project Area and Revenue Allocation Area
Attachment 3	Private Properties Which May be Acquired by the Agency
Attachment 4	Map Depicting Expected Land Use and Current Zoning Map of the Project Area
Attachment 5	Economic Feasibility Study

A full text of the Ordinance and the Historic Downtown Plan are available for inspection at City Clerk's Office, Pocatello Municipal Building, 911 North 7th, Pocatello, Idaho.

/s/_____
City of Pocatello
Mayor and City Council
By: City Clerk
Public Hearing: 10/15/2026
Consolidated Readings 10/15/2026.

STATEMENT OF POCATELLO CITY ATTORNEY AS TO ADEQUACY OF SUMMARY OF ORDINANCE NO. 3189

The undersigned, Jared Johnson, legal counsel for the City of Pocatello, Idaho, hereby certifies that he is the legal advisor of the City and has reviewed a copy of the attached Summary of Ordinance No. 3189 of the City of Pocatello, Idaho, and has found the same to be true and complete and provides adequate notice to the public pursuant to Idaho Code § 50-901A (3).

DATED this 15th day of October 2026.

/s/Jared Johnson
City Attorney

Published: October 21st, 2026 (ISJ18588-788789)

Action Item 4

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: Merril Quayle, P.E. PDA Project Manager

Date: November 2, 2026

Re: Pocatello Quinn, LLC OPA4 setup Building 5 & 14 (PDA Agenda November 18, 2026)

Pocatello Quinn, LLC is requesting future reimbursement for improvements to building 5 and 14 within the Urban Renewal Area known as The Naval Ordinance Plant Urban Renewal Plan (NOP). NOP was approved by the City of Pocatello City Council, Ordinance No. 2797 (Bannock County Instrument 20615236). The NOP Tax Increment Financing (TIF) District is in effect through the year 2030.

In preparation of the Pocatello Development Authority (PDA) hearing the request, I have reviewed the attached documents provided by Pocatello Quinn, LLC.

The following is my review analysis and recommendation to the PDA.

Improvements to buildings 5 and 14 façade and painting;

- **Windows:** No window replacements necessary. Replacement/repair of any window coverings as needed will be of similar panel profile, and may be of metal, fiberglass, or other material as appropriate.
- **Paint:** To include prep (scrape/power wash), 1 coat of primer & 2 coats of topcoat paint and sealants of all exterior body and trim surfaces, including fluted panel & any brick surfaces, windows along ground floor offices, soffits, facias, overhead doors, man doors, and roof ladders & pipe handrails as applicable. Paint color selections will be consistent with the renderings and assigned S&W colors of Repose Grey, Gauntlet Gray, & Indigo Blue.
- **Panels:** The majority of existing siding on our buildings are Transite panels. Some of these sections may need repair or re-securing by mechanical fastener, or some may need complete replacement (similar fluted/corrugated profile, metal or other material). Contractor will provide securement/attachment of all existing panels as needed as part of prep/paint proposal. Any replacement/installation of new panels will be of similar panel profile, and may be of metal, fiberglass, or other material as agreed upon between both parties.

This is in substantial conformity with the attached Exterior Improvements Scope Summary provided by IRG Realty Advisors, LLC, dated 9/8/2026.

The attached Quote from Johansen LLC appears to be in order to industrial standards for cost estimate. The Quote was dated 9/10/2026. Quotes are typically good for 30 days, the final payment could be more than $79,767.00 and should plan on a contingency percentage of 10-15% for unknowns and inflation.

The draw schedule presented in attached by IRG Realty Advisors, LLC dated 9/11/2026 is for Johansen to perform the work plus contingency added. Also, has construction management fee by IRG and supervision fee by IRGRA totaling $13,654.00. This fee is typically between 8-15%, therefore around $1,600.00 higher than I would expect.

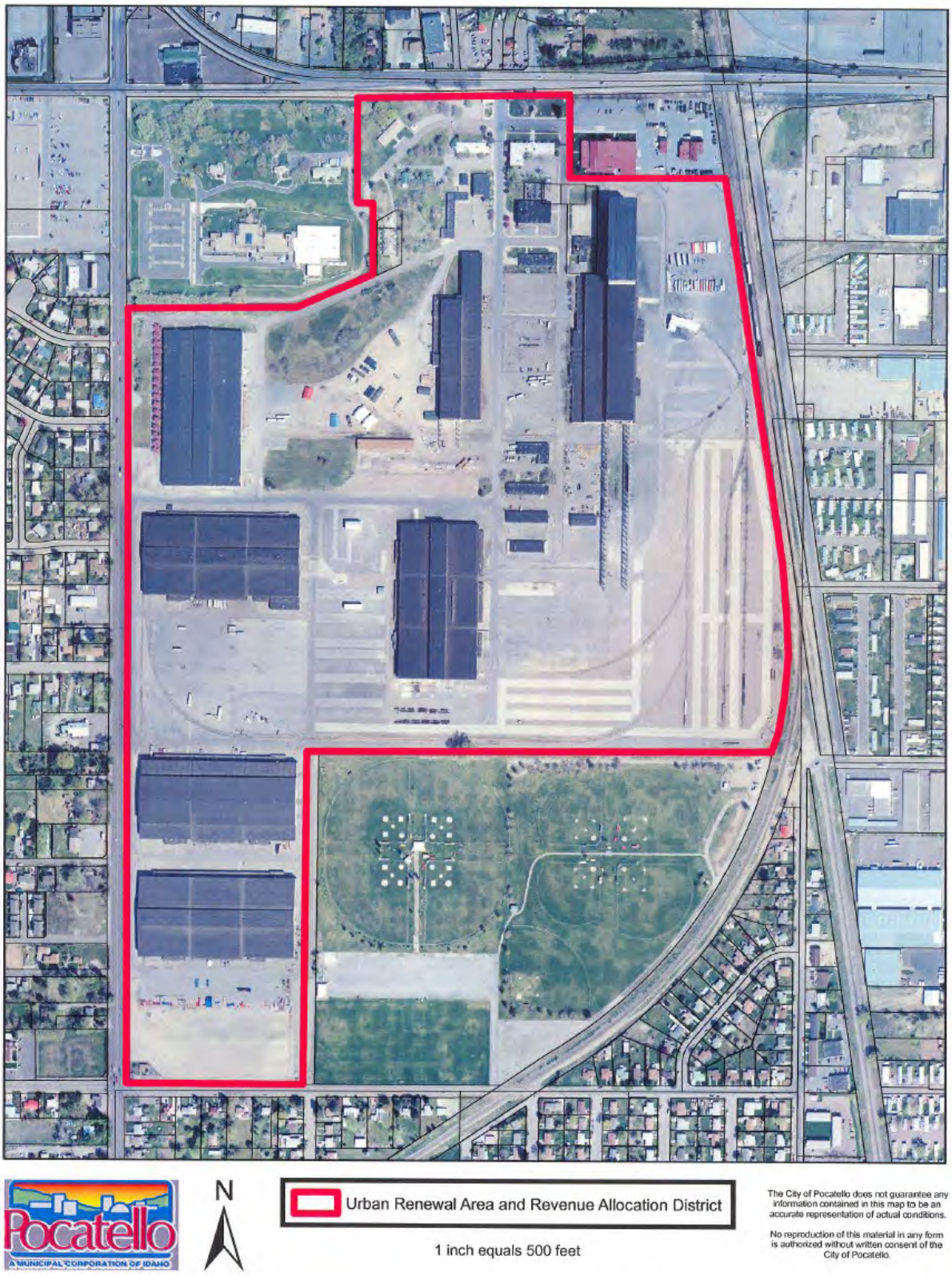
Total request would be $102,275.00

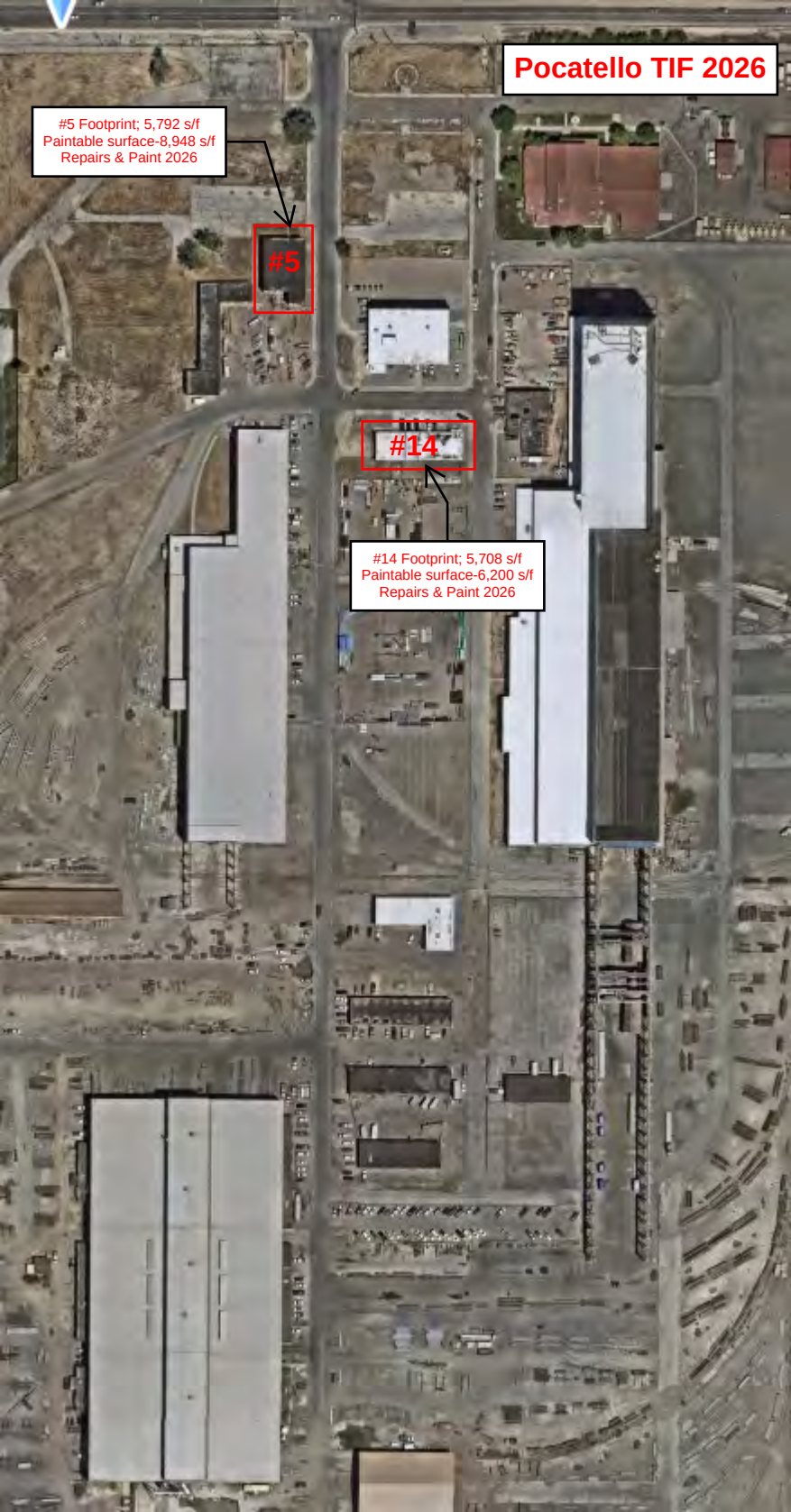
I recommend having legal counsel prepare an Owner Participation Agreement (OPA) for review and approval at a future regularly scheduled PDA meeting, for the improvements to buildings 5 and 14.

Please feel free to contact me with any questions or requests for additional information.

Attachment 1

Project Area Map




Pocatello TIF 2026
#5 Footprint; 5,792 s/f
Paintable surface-8,948 s/f
Repairs & Paint 2026
#5
#14
#14 Footprint; 5,708 s/f
Paintable surface-6,200 s/f
Repairs & Paint 2026

9/8/2026

Building's 5 & 14 Exterior Improvements Scope Summary

1) Work being performed on this campus WILL NOT be prevailing wage.
2) Contractor shall include all ladders/staging/lifts necessary to perform their scope of work at each of the four buildings as identified in the following scope outline.
3) Main emphasis of work to be performed will be related to exterior window systems and exterior wall panel and trim repairs/replacements & paint coverings as related to the approved TIF funding agreement, and is as follows:

- Prep of surfaces:
  - Building prep to include pressure washing all surfaces that are to be painted, with environmentally safe liquid-activated descaler. Pressure wash all brick, fascia/soffit and railings with cleaning agent
  - Loose/lifting fiberglass panels, securement of transite siding popping nails/screws, fascia trim, brick joints & Sill caps
    - Include securement of all loose attachment hardware, installation of new/replacement hardware as needed, replacement of any existing or missing failed siding or windows coverings (fiberglass/metal similar profile), repairs/replacement of any sections of deteriorated fascia/trim/door panels as required to provide for paint adhesion, brick joint repairs/deteriorated sill caps repairs by use of tuckpoint/caulk/mortar as needed to restore surfaces to acceptable conditions, reattach/replace sections of drip-edge break-metal transitions (at soffits, window/siding transitions) as needed
    - Mask surfaces as required (glass block, ect)
- Painted surfaces to include a 3 coat application:
  - Brick surfaces- spray & backroll with Pro industrial HD block filler primer. Top coat S&W A-100 exterior latex satin.
  - Transite corrugated siding, fiberglass window covers, wood trim/surfaces shall receive prep rite primer, followed by S&W A-100 exterior top coat
  - Metal doors/rails/poles/siding prep with DTM, topcoat with S&W A-100

9/11/2026

Pocatello Quinn, LLC : Siding/Paint Draw Schedule: Buildings 5 & 14

- Draw schedule for this project will follow an approximate nine-month duration of progress to include materials procurement, labor, general conditions, supervision, fees, and overhead.
  We anticipate completion of repairs and painting for buildings 14 & 5 during the Fall and early Winter months of 2026.

  The following is a summary review of anticipated monthly draw requests:

  9/2026 : 25% Deposit ($24,291)
  - Paint materials
  - Associated siding repairs/prep @ 25% complete
  - Painting @ 25% complete
  - Overhead / General Conditions / Fees

  10/2026: 40% ($38,864)
  - Siding panels repairs/prep @ 65% complete
  - Painting @ 65% complete
  - Overhead / General Conditions / Fees

  11/2026: 35% ($39,120)
  - Siding repairs/prep @ 100% complete
  - Painting @ 100 % complete
  - Overhead / General conditions / Fees
  - Punch list work
  - Retention reimbursement 100%

- **$102,275**

QUOTE

JOHANSEN LLC

Johansen LLC
8173 W. Portneuf Rd.
Pocatello, Idaho 83204

BILL TO

Pocatello Quinn, LLC (2880)
c/o IRG Realty Advisors, LLC
4020 Kinross Lakes Parkway,
Suite 200
Richfield, OH 44286

SHIP TO

Revised Paint Proposal
For Buildings 5 and 14
As Of 09/10/2026

QUOTE

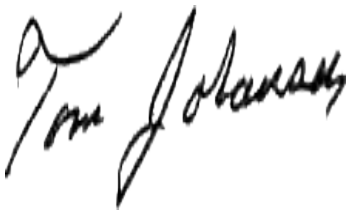
2610 Paint - 5, &14

QUOTE DATE

09/10/2026

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Building 5 -Pressure Wash -Paint Paint Scope: -All wood will be prepped and primed with Prep Rite Pro Block Primer and Sealer and then painted with Sherwin Williams A-100 exterior paint. -All panels will be prepped and primed with Prep Rite Pro Block Primer and Sealer and then painted with Sherwin Williams A-100 exterior paint. -Direct to Metal (DTM) Primer and Paint will be used for any Metal and then painted with Sherwin Williams A-100 exterior paint. -The brick will be Primed with Block primer and Painted with A-100 exterior paint. Paint/Repairs approx. 484 sqft. -Replace broken panels -Secure existing panels -Repairs to brick -3 Man Doors -3 Bay Doors -360 lnft Facia -1 Ladder -3 Top Units	49,387.00	49,387.00

	Lift equipment Price includes (1) 40ft boom lift for the duration and cleanup following painting.		
1	Building 14 Includes the following on building 14: - Pressure wash entire building - Repair brick and mortar in places where mortar is cracking or holes have been drilled into the brick. - Tape and mask all windows, doors, lights, meters, etc. - Spray with one coat of Sherwin Williams Preprite Problock primer and finish with two coats of Sherwin Williams A100 Satin in the color of your choice. Boom Lift Price includes (1) 40ft boom lift for the duration and cleanup following painting.	26,582.00	26,582.00
1	The estimated duration of the project is 60 days. Daily cleanup of the jobsite will be conducted. Adequate access must be provided in areas where work is taking place on a given day. We are not responsible for any damage to the landscape that may occur as a result of the normal operation of a boom lift. All vehicles and drivable machinery must be parked at least 100 yards away from the work area. Please note that due to fluctuating fuel and material costs, this estimate is valid until 09/24/2026.	0.00	0.00
1	Johansen, LLC oversight fee to include progress reports with pictures Upon approval, a 25% deposit of $19,941.75 is required to begin. Final payment is due within 45 days of substantial completion.	3,798.00	3,798.00
		TOTAL	**$79,767.00**



Thank you

Thank you for considering Johansen LLC for your contracting needs.
Our payment terms will remain NET 45 days. A 7% finance charge will apply for requests to carry payments across multiple invoices, and a 3% late fee will be charged monthly on overdue payments.


5



SHERWIN-WILLIAMS.

SW 7015
Repose Gray
Interior / Exterior
Location Number: 244-C1

244 Repose Gray



COORDINATING COLORS | SIMILAR COLORS | DETAILS

SW 7642 Pavestone	SW 9005 Coral Clay	SW 7014 Eider White

EXPLORE IN COLORSNAP® VISUALIZER

FIND INTERIOR PAINT ›

FIND EXTERIOR PAINT ›

Save to My Account ›

Add to my Project List ›

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

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COLOR, DELIVERED.



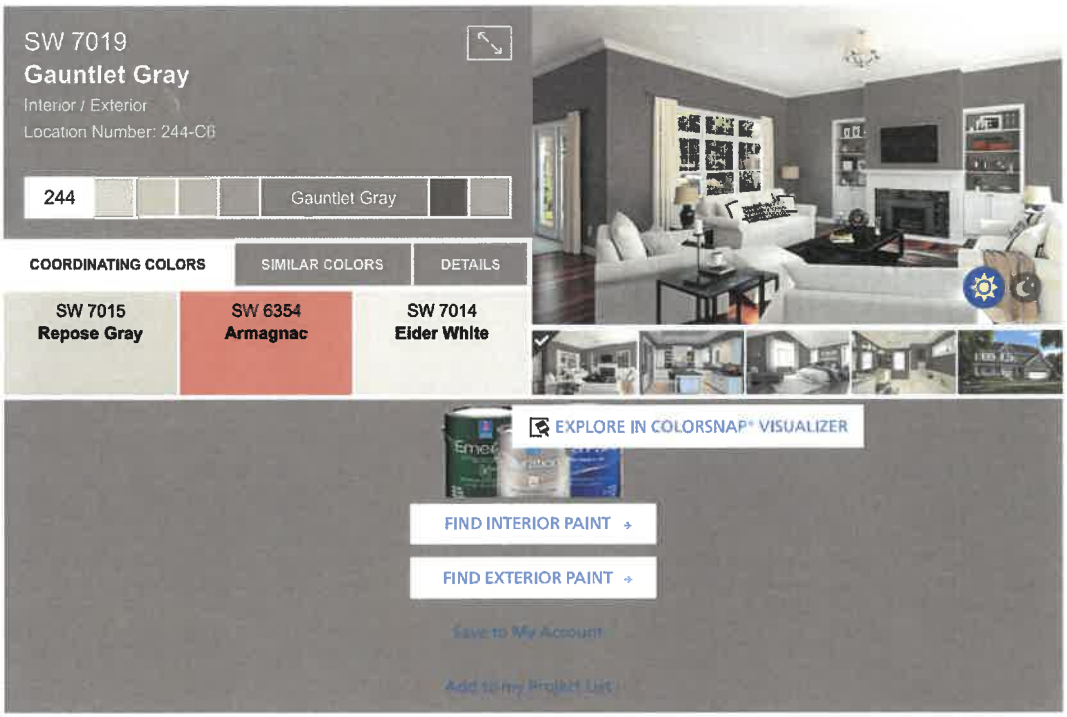
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SHOW YOUR #SWCOLORLOVE SO THAT WE CAN SHARE IT WITH THE WORLD.

Ask SHERWIN-WILLIAMS

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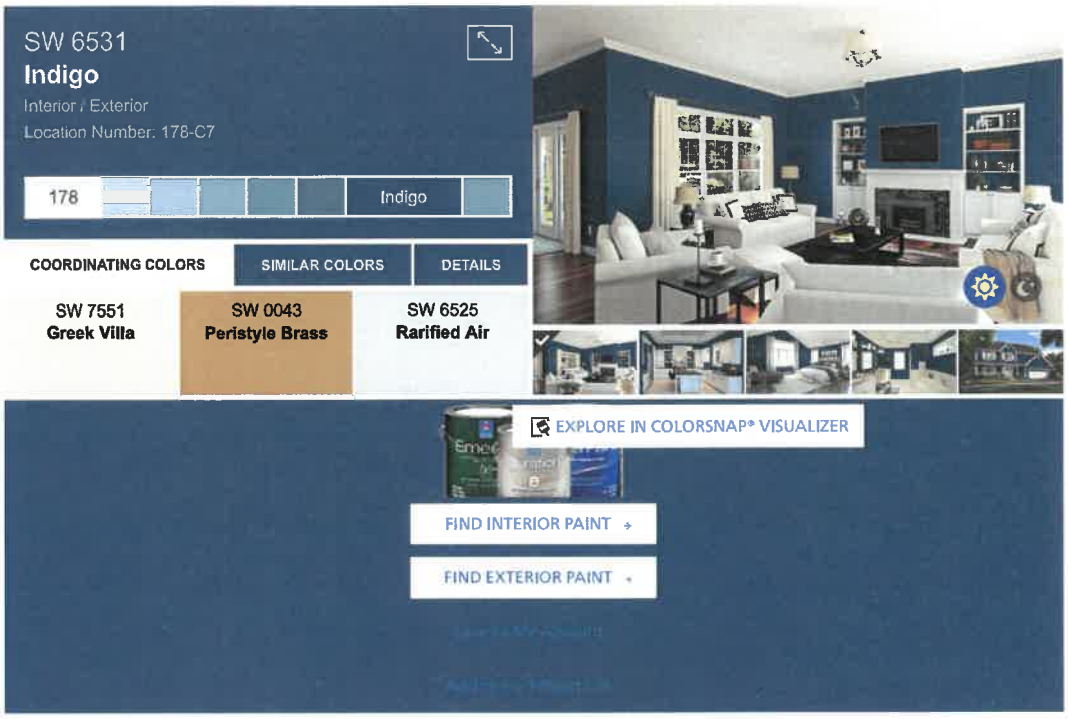
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Action Item 5

Task Order #6

Date: November 18, 2026

Project Title: Agency Funded Projects in the Naval Ordnance District

Project Description: Attend meetings as directed by the Agency Executive Director and review Pocatello Quinn, LLC exterior improvements scope in preparation for an owner participation agreement regarding façade improvements to buildings 5 and 14. Review final invoices and other cost documentation under an owner participation agreement for completeness and accuracy prior to Agency payment of the invoices.

Expected Deliverable: November 18, 2026, and as further directed by the Chair and/or the Agency Executive Director and/or the Owner Participation Agreement.

Anticipated Timeline (If known): TBD

Anticipated Cost: $120 per hour

Urban Renewal Agency of the City of Pocatello, Idaho, also known as Pocatello Development Authority "AGENCY"	"CONSULTANT"
By:_____	By:_____
Printed Name: Title: Chair	Printed Name: Merril Quayle, P.E.
Date: November 18, 2026	Date: _____

ATTEST

By:_____
Secretary

4903-3233-0637, v. 1

Action Item 6

MOBILE Palate Street Bistro
palatestreetbistro@gmail.com

Invoice #000242

Issue date
Nov 2, 2026

Invoice #000242

Customer
Aceline McCulla
amcculla@pocatello.gov

Invoice Details
PDF created November 13, 2026
$309.60
Service date December 16, 2026

Payment
Due December 16, 2026
$309.60

Items	Quantity	Price	Amount
Chicken, veg, potatoes	4	$15.00	$60.00
Tri tip, veg,potatoes	11	$18.00	$198.00
Plated, silverware rolled	15	$0.00	$0.00
Rental and serve fee	1	$51.60	$51.60
Subtotal			$309.60

Total Due $309.60

Pay online

To pay your invoice go to https://squareup.com/u/uQZmBgfg
Or open the camera on your mobile device and place the QR code in the camera's view.