



## Mountain Rides Transportation Authority

### PUBLIC NOTICE

**Agenda for Regular Meeting of the Board of Directors, Revised**

**Wednesday, April 15, 2020, 10:00am**

**Via teleconference: (646) 749-3112, Access Code: 542-053-461**

**Or join from your computer, tablet or smartphone: <https://global.gotomeeting.com/join/542053461>**

***Members:** Chair Tom Blanchard (Bellevue), Vice-Chair Kathleen Kristenson (Blaine County), Secretary Grant Gager (Ketchum), Kristin Derrig (Ketchum), Juan Martinez (Hailey), Rick Webking (Sun Valley), Peter Hendricks (Sun Valley) and Melody Mattson (at-large)*

- 1. Call to Order**
- 2. Comments from the Chair, Members and Staff**
- 3. Public comment re: items not on the Agenda (and questions from the press)**
- 4. Action item:** Consent Agenda (p.2)
  - a. Approve: Minutes of Regular Board Meeting, March 18, 2020 (p.3-5)
  - b. Receive/file: Performance Dashboard Report for Mar 2020 (p.6-10)
  - c. Receive/file: Financial Statements and Bills Paid Reports for Feb 2020 (p.11-17)
  - d. Receive/file: Planning & Marketing Committee, April 1, 2020, Minutes (p.18)
  - e. Receive/file: Finance & Performance Committee, April 1, 2020, Minutes (p.19)
  - f. Receive/file: Reports from Director, Community Development; Director, Transit Operations; Director, Finance & Administration; Safe Routes Coordinator; Executive Director (p.20-24)
- 5. Action item:** Approval to Execute Real Estate Purchase and Sale Agreement (117 Clover Street, Bellevue, ID) (p.25-154)
- 6. Action item:** Approval to Negotiate and Execute Contract for Services (Electrical Engineer) (p.155-180)
- 7. Adjourn**

*NOTE: Public information regarding agenda items is available from the Mountain Rides' office at 800 1<sup>st</sup> Ave. North, Ketchum, or 208-788-7433. Any person needing special accommodation to attend the above noticed meeting should contact Mountain Rides two days prior to the meeting at 208-788-7433.*

# Mountain Rides Consent Agenda Item Summary

Date:

April 15, 2020

From:

MRTA Staff

Action Item:

4. Consent Agenda

Committee Review:

☒ Yes ☐ No

Committee  
Purview:

Finance & Performance; Planning & Marketing

Previously  
discussed at board  
level:

☐ Yes ☒ No

Recommended  
Motion:

I move to approve, receive, file, and adopt the Consent Agenda.

Fiscal Impact:

NA

Related Policy or  
Procedural Impact:

NA

Background:

- a. Approve: Minutes: Board of Directors Meeting, March 18, 2020
- b. Receive/file: Performance Dashboard Report for Mar 2020
- c. Receive/file: Financial Statements and Bills Paid Reports for Feb 2020
- d. Receive/file: Minutes, P&M Committee Meeting, Apr 1, 2020
- e. Receive/file: Minutes, F&P Committee Meeting, Apr 1, 2020
- f. Receive/file: Report per:
  - 1) Director, Community Development (Kim MacPherson)
  - 2) Director, Transit Operations (Ben Varner)
  - 3) Director, Finance & Administration (Tucker Van Law)
  - 4) Safe Routes Coordinator (Cece Osborne)
  - 5) Executive Director (Wally Morgus)



RECORDED

**REGULAR MEETING MINUTES  
MOUNTAIN RIDES TRANSPORTATION AUTHORITY  
Wednesday, March 18, 2020, 10:00 a.m.  
Conference Call**

The Mountain Rides Transportation Authority's Board of Directors met in a Regular Meeting in the Ketchum City Hall Meeting Room, Ketchum, Idaho.

**PRESENT:** Chair Tom Blanchard (Bellevue), Vice-chair Kathleen Kristenson (Blaine County), Secretary Grant Gager (Ketchum), Melody Mattson (at-large), Kristin Derrig (Ketchum) and Rick Webking (Sun Valley) (by phone)

**ABSENT:** Juan Martinez (Hailey) and Peter Hendricks (Sun Valley)

**ALSO PRESENT:** Mountain Rides Executive Director, Wally Morgus  
Mountain Rides Director, Finance & Administration, Tucker Van Law  
Mountain Rides Director, Transit Operations, Ben Varner  
Mountain Rides Director, Community Development, Kim MacPherson  
Safe Routes Coordinator, Cece Osborn

**1. CALL TO ORDER**

Chair Tom Blanchard called to order the meeting of Wednesday, March 18, 2020 at 10:00am via conference call, called roll and determined that a quorum was present.

**2. COMMENTS FROM THE CHAIR, BOARD MEMBERS and STAFF**

Tom Blanchard asked to pass on to the drivers a thank you from the board.

Kristin Derrig said more restaurants are going to take-out.

Melody Mattson said the Advocates Attic has been closed and she has not been riding the bus.

Wally Morgus said the ridership is changing as the week goes on. We would like to consider going to the spring schedule for Blue route earlier than planned.

Administrative staff have the option of working from home.

MRTA has posted the CDC guidelines in English and Spanish on the buses.

MRTA has been monitoring other transit agencies around the country. Transit has been classified as an essential service.

**3. PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA (incl. questions from Press)**

There was none.

**4. ACTION ITEM: Approve Consent Calendar items**

- a. Approve: Minutes of Regular board meeting, February 19, 2020
- b. Receive/file: Performance Dashboard report for Feb 2020
- c. Receive/file: Financial Statements and Bills Paid Reports for Jan 2020

- d. Receive/file: Planning & Marketing Committee, Mar 4, 2020, Minutes
- g. Receive/file: Finance & Performance Committee, Mar 4, 2020, Minutes
- h. Receive/file: Reports from Director, Community Development; Director, Transit Operations; Director, Finance & Administration; Safe Routes Coordinator; Executive Director

**Kristin Derrig moved to approve the Consent Agenda. Melody Mattson seconded. The motion passed.**

**5. ACTION ITEM:**

*Authorize Battery electric Bus Infrastructure Expenditures*

Ben Varner said this was presented to the Finance & performance committee and they recommended that it be moved to the full board. Ben said the key piece here is the first step of a \$20,000 contract with an electrical engineer. These electrical engineer expenses for the infrastructure will likely be the only FY20 expenses. The rest of the expenses will come in the FY21 budget. Our policy calls for the board to approve the whole construction budget.

Wally Morgus stated that what we need approved is the entire budget.

Grant Gager stated he is in favor, but it is scary to be spending money on a project and will be interesting to see how the JPA steps up to contribute their share of the project.

Kristin Derrig agreed with Grant Gager regarding spending the money with the unknowns ahead of us.

Rick Webking said to look at this as a management tool and we can look at this down the road and it will have to come to the board again before the money is spent.

**Kathleen Kristenson moved to the construction budget for electric bus infrastructure in an amount not-to-exceed \$215,908. Kristin Derrig seconded. The motion passed.**

**6. Executive Session:**

*Executive Session per Idaho Code 74-206(c), to discuss real estate acquisition*

**Kristen Derrig made a motion that the Mountain Rides' Board of Directors enter Executive Session as authorized by Idaho Code 74-206 (c). Kathleen Kristenson seconded. The motion passed. Roll call: Kathleen Kristensen, Grant Gager, Kristin Derrig, Rick Webking, Melody Mattson and Tom Blanchard.**

**7. Chair Tom Blanchard stated we will return to open/public session**

**8. ACTION ITEM:**

*Per Executive Session*

There was none.

**9. ACTION ITEM:**

*Authorize Special Actions Pursuant to Coronavirus State of Emergency*

Wally Morgus gave an update regarding Mountain Rides and the plans implemented since the Coronavirus State of Emergency.

- The Gold and Bronze routes have been shut down for the season.
- The Silver Route is staying in service for the Sun Valley Co employees and will end it when the demand diminishes.

- After consultation with Peter Hendricks in Sun Valley, the Red Route was discontinued yesterday. We received a call from the Elkhorn homeowner's association. Staff put signs up throughout Elkhorn.
- Valley Route activity has been decreasing due to schools being shut down and we see that reflected in the afternoon as well. Valley Route in the evening from 6 to 11:30pm, we had one rider southbound. We are seeing many changes to the Valley ridership as places close.
- We have been talking internally with staff and are thinking of switching to the Blue Route spring schedule earlier.
- We are looking at this with respect to our workforce as well.
- We look to our core values that we all agreed to when we have challenges ahead of us: Safety, People and Connections.

Tom Blanchard asked about the numbers of employees affected by the run reductions.

Ben Varner stated the employees affected are 16 full time drivers, 3 seasonal/part time folks and winter only drivers. We are going to a shoulder season 25 days ahead of where we would be normally.

Grant Gager said there is a delicate dance between service and employees. He said for staff to look to making changes to employees and schedules.

Kristin Derrig agreed with Grant Gager. The Cellar Pub is making changes by offering take-out and will be closed at 9pm. Socially they are trying to encourage people not to be out late.

Wally Morgus said the seasonal people will not be getting any more hours and we can lay them off with severance. The full-time drivers and staff during a complete shut down could be paid pro forma according to the existing schedule as if we were continuing to operate. We do have end of season tasks that we could keep our full-time drivers employed up to a month.

**Kristin Derrig moved to authorize the Executive Director, in consultation with the chairs of the Finance & Performance committee and the Planning & Marketing committee and staff, to devise and implement any special plans necessary for workforce deployment and compensation during the extent of the coronavirus emergency. Kathleen Kristenson seconded.**

**Rollcall: Kathleen Kristenson, Grant Gager, Kristin Derrig, Rick Webking, Melody Mattson and Tom Blanchard. The motion passed.**

Ben Varner asked Grant Gager about what the City of Ketchum is doing to keep their employees busy. The employees are working if able and if self-quarantined will continue to be paid. These are our employees and we need to treat them well and Mountain Rides is in the same position.

Wally Morgus said thank you to all board members to be with us on this.

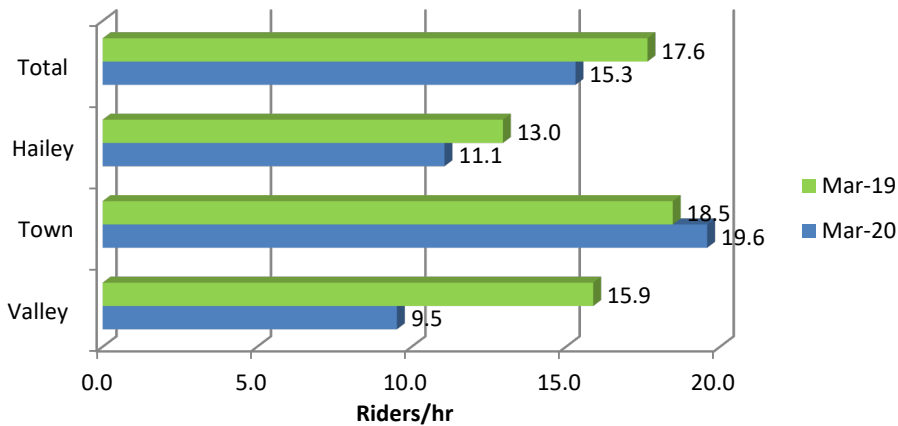
Grant Gager stated that they have granted some extraordinary powers to Wally Morgus and offered his help if needed.

## **11. ADJOURNMENT**

**Melody Mattson moved to adjourn the meeting at 11:33am. Kristin Derrig seconded. The motion carried unanimously.**

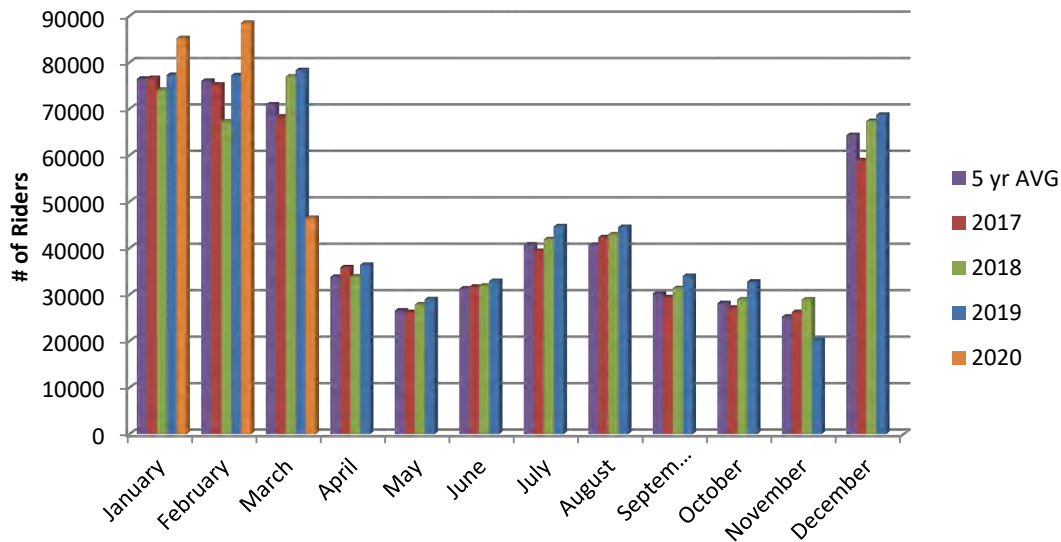
## PERFORMANCE DASHBOARD - RIDERSHIP, MARCH 2020

Ridership per hour



Definition: One way rides for the month divided by the number of bus revenue service hours for the month (aka productivity) - being higher than goal is good. 15 is reasonable goal for a resort-rural fixed route system.

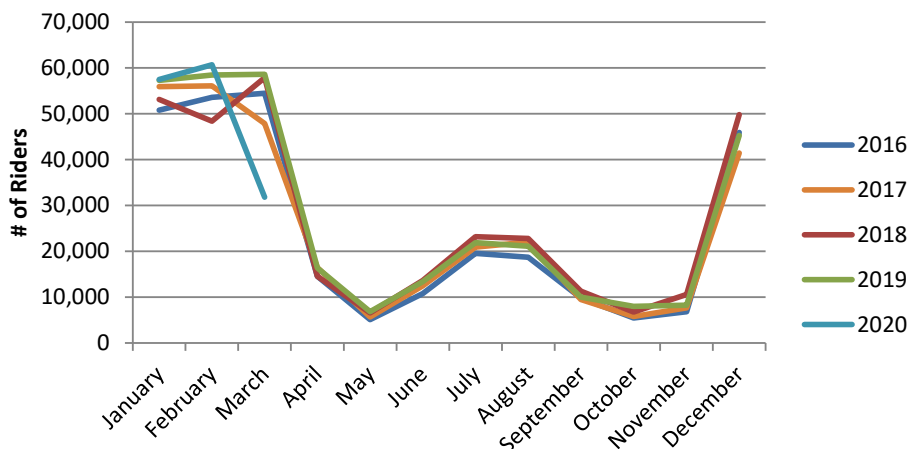
Total Ridership by Month



2020 YTD Ridership  
174573  
2019 YTD Ridership  
154535  
2018 YTD Ridership  
141439  
2017 YTD Ridership  
151882  
2016 YTD Ridership  
141096

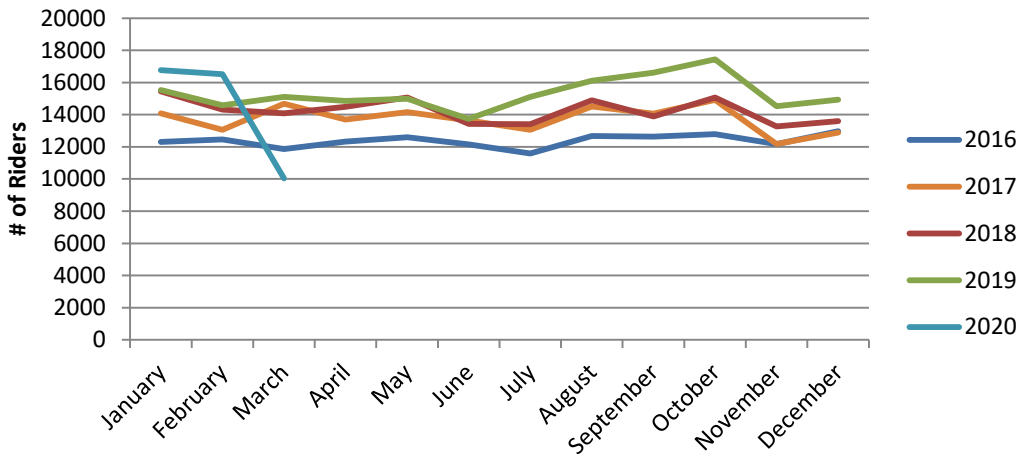
Definition: Monthly ridership compared with one year ago, two years ago and the 5 year average.

Town Routes

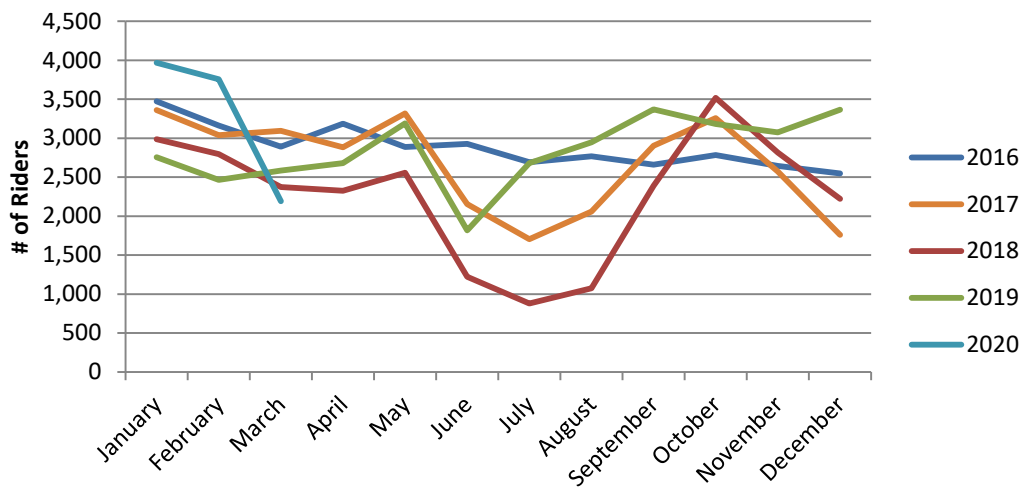


## PERFORMANCE DASHBOARD - RIDERSHIP BY ROUTE, MARCH 2020

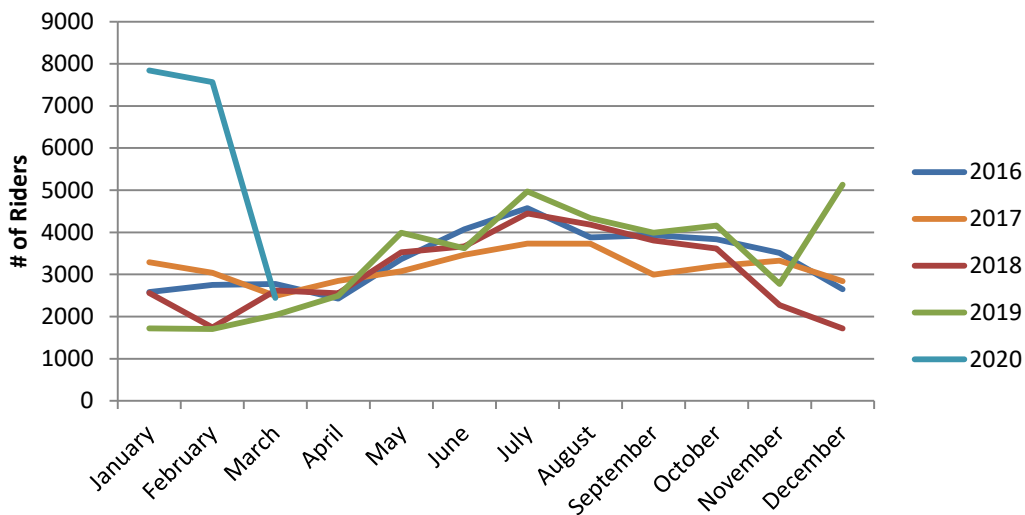
### Valley Route



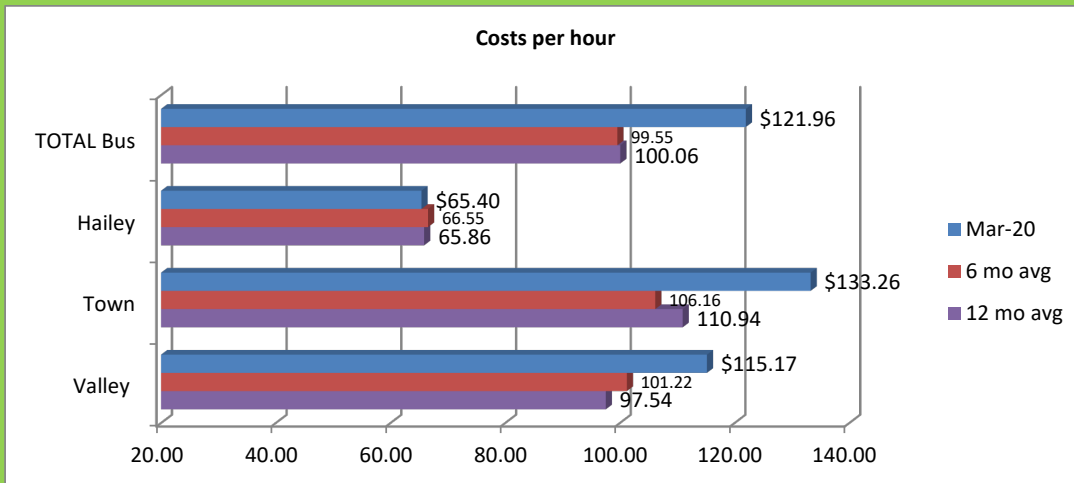
### Hailey Route



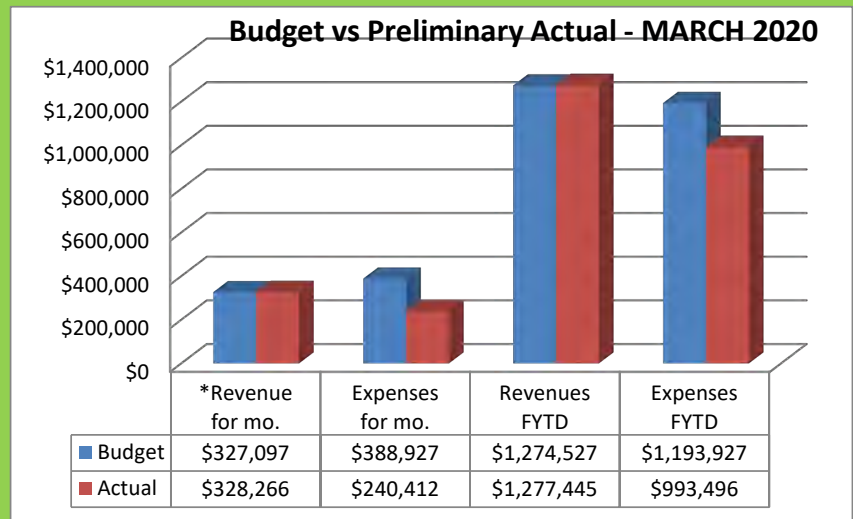
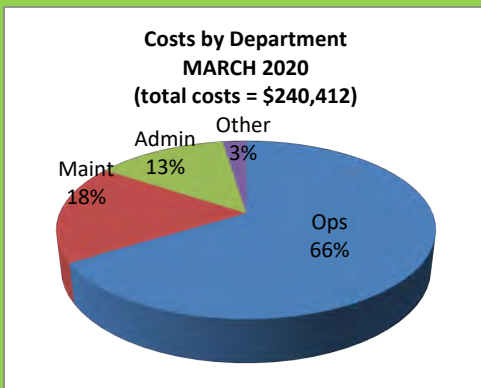
### Vanpool



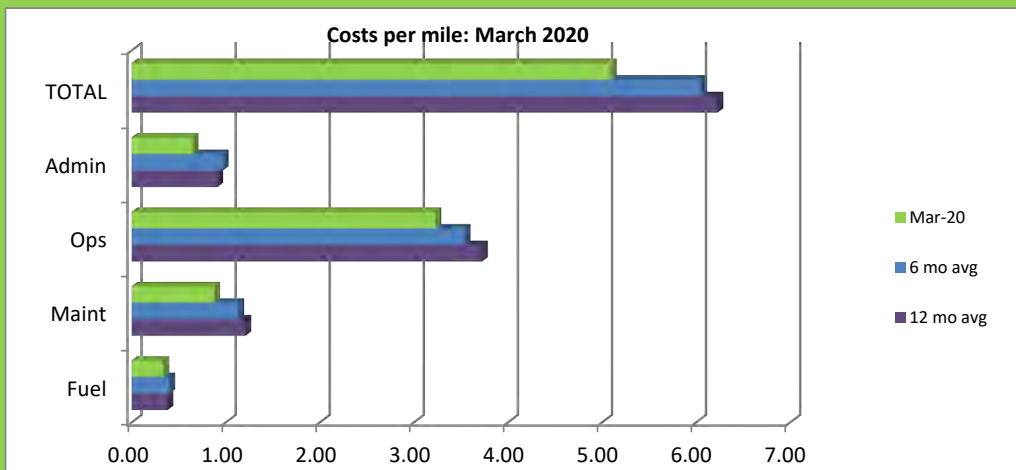
## PERFORMANCE DASHBOARD - FINANCIAL, MARCH 2020



**Definition:** Monthly costs divided by the number of bus revenue service hours operated for the month. Being lower than goal is good. Monthly numbers are compared to 6 and 12 month averages in order to give a longer time period for reference (monthly fluctuations can be great).



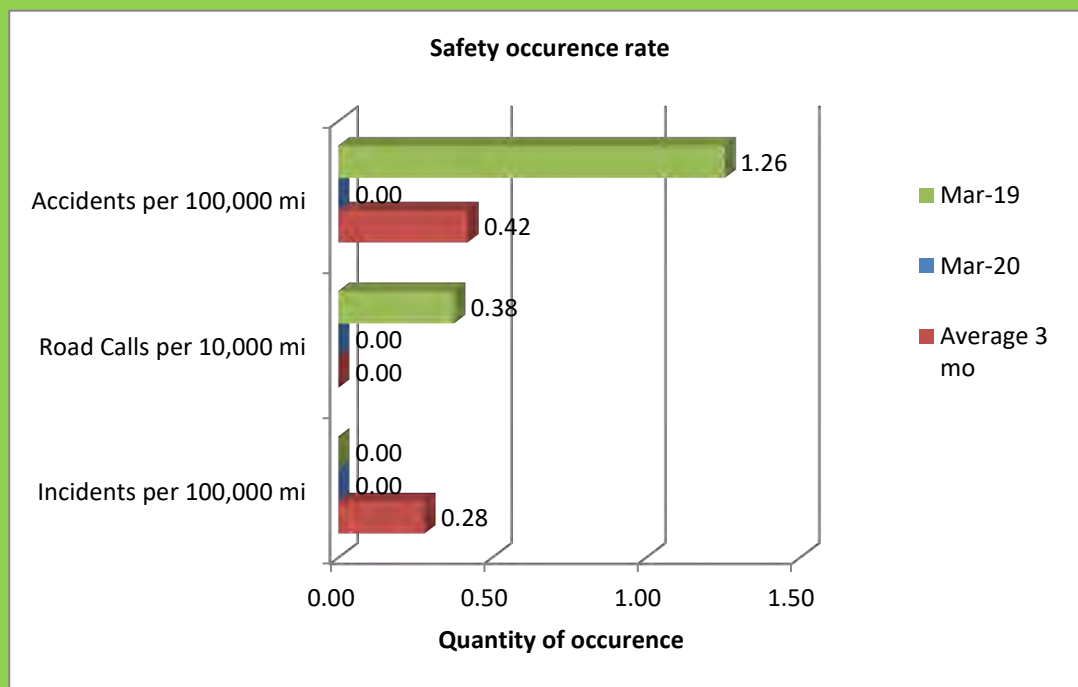
**\*Revenues reflect budgeted amounts**



**Definition:** Costs for services are taken in total for the month and then divided by the mileage operated for the month. Costs are also calculated for each department to show the contribution to costs per mile. The budget is established based on historical averages and what is reasonable on a statewide basis for a rural fixed route system.



## PERFORMANCE DASHBOARD - SAFETY, MARCH 2020



Definition: This is the rate at which these safety related items are happening at a rate that is consistent with industry

| Safety            | Jan-20 | Feb-20 | Mar-20 |
|-------------------|--------|--------|--------|
| <b>Incidents</b>  | 1      | 1      | 0      |
| <b>Accidents</b>  | 2      | 1      | 0      |
| <b>Road Calls</b> | 0      | 0      | 0      |

**Incident** is defined as an event that involved a minor collision, injury or altercation that may have caused physical damage or injury (less than \$200) to MRTA property or persons only. No outside parties involved.

**Accident** is defined as an event that caused damage to one or more MR vehicles or property in excess of \$200 OR damage to vehicles, property or persons unrelated to MRTA in any amount.

**Road Call** is defined as a vehicle that is taken out of revenue service because of a need for unscheduled maintenance.

**MAINTENANCE DAYS WITHOUT  
A LOSS TIME ACCIDENT OR  
INJURY: Current**

**322**

Includes March  
Previous record 1996 days

**Mountain Rides**  
**Ridership by Route**  
**Mar 13, 2020**

**FYTD @ Mar 13**

| Route        | FYTD @ Mar 13  |                | Y-o-Y Change   |               |
|--------------|----------------|----------------|----------------|---------------|
|              | FY19           | FY20           |                |               |
| Blue         | 112,576        | 111,380        | - 1,196        | - 1.1%        |
| Valley       | 79,194         | 87,922         | + 8,728        | + 11.0%       |
| Hailey       | 15,286         | 19,683         | + 4,397        | + 28.8%       |
| Red          | 13,042         | 9,245          | - 3,797        | - 29.1%       |
| Bronze       | 10,897         | 10,254         | - 643          | - 5.9%        |
| Silver       | 39,102         | 40,838         | + 1,736        | + 4.4%        |
| Gold         | 35,045         | 33,958         | - 1,087        | - 3.1%        |
| Galena       | 898            | 993            | + 95           | + 10.6%       |
| <b>Total</b> | <b>306,040</b> | <b>314,273</b> | <b>+ 8,233</b> | <b>+ 2.7%</b> |

| Route                 | October       |                | November      |               | December      |               | FY Q1          |                |
|-----------------------|---------------|----------------|---------------|---------------|---------------|---------------|----------------|----------------|
|                       | FY19          | FY20           | FY19          | FY20          | FY19          | FY20          | FY19           | FY20           |
| Blue                  | 6,766         | 8,000          | 7,385         | 7,860         | 27,216        | 24,495        | 41,367         | 40,355         |
| Valley                | 15,071        | 17,444         | 13,300        | 14,797        | 13,611        | 14,933        | 41,982         | 47,174         |
| Hailey                | 3,517         | 3,634          | 2,814         | 3,073         | 2,221         | 3,363         | 8,552          | 10,070         |
| Red                   | -             | -              | 584           | 180           | 2,954         | 1,945         | 3,538          | 2,125          |
| Bronze                | -             | -              | -             | -             | 2,250         | 1,991         | 2,250          | 1,991          |
| Silver                | -             | -              | 2,613         | 979           | 10,064        | 10,362        | 12,677         | 11,341         |
| Gold                  | -             | -              | -             | -             | 7,089         | 6,296         | 7,089          | 6,296          |
| Galena                | -             | -              | 4             | 3             | 243           | 201           | 247            | 204            |
| <b>Total</b>          | <b>25,354</b> | <b>29,078</b>  | <b>26,700</b> | <b>26,892</b> | <b>65,648</b> | <b>63,586</b> | <b>117,702</b> | <b>119,556</b> |
| <b>Year-over-Year</b> |               | <b>+ 14.7%</b> |               | <b>+ 0.7%</b> |               | <b>- 3.1%</b> |                | <b>+ 1.6%</b>  |

| Route                 | January       |               | February      |               | March         |               | FY Q2          |                |
|-----------------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|
|                       | FY19          | FY20          | FY19          | FY20          | FY19          | FY20          | FY19           | FY20           |
| Blue                  | 29,287        | 29,609        | 28,351        | 29,097        | 13,571        | 12,319        | 71,209         | 71,025         |
| Valley                | 15,529        | 16,773        | 14,583        | 16,519        | 7,100         | 7,456         | 37,212         | 40,748         |
| Hailey                | 2,755         | 3,967         | 2,465         | 3,755         | 1,514         | 1,891         | 6,734          | 9,613          |
| Red                   | 3,725         | 2,959         | 3,902         | 3,034         | 1,877         | 1,127         | 9,504          | 7,120          |
| Bronze                | 3,137         | 3,284         | 3,767         | 3,570         | 1,743         | 1,409         | 8,647          | 8,263          |
| Silver                | 10,428        | 11,239        | 10,452        | 12,602        | 5,545         | 5,656         | 26,425         | 29,497         |
| Gold                  | 10,368        | 9,975         | 11,837        | 12,021        | 5,751         | 5,666         | 27,956         | 27,662         |
| Galena                | 372           | 390           | 168           | 369           | 111           | 30            | 651            | 789            |
| <b>Total</b>          | <b>75,601</b> | <b>78,196</b> | <b>75,525</b> | <b>80,967</b> | <b>37,212</b> | <b>35,554</b> | <b>188,338</b> | <b>194,717</b> |
| <b>Year-over-Year</b> |               | <b>+ 3.4%</b> |               | <b>+ 7.2%</b> |               | <b>- 4.5%</b> |                | <b>+ 3.4%</b>  |

11:40 AM

03/31/20

Accrual Basis

**MRTA - Operations Main**  
**Revenue & Expenditures Budget Performance**  
**February 2020**

|  | Feb 20            | Budget            | % of Budget   | Oct '19 - Feb 20    | YTD Budget          | % of Budget   | Annual Budget       |
|--|-------------------|-------------------|---------------|---------------------|---------------------|---------------|---------------------|
| <b>Ordinary Income/Expense</b>         |                   |                   |               |                     |                     |               |                     |
| <b>Income</b>                          |                   |                   |               |                     |                     |               |                     |
| 41000 · Federal Funding                |                   |                   |               |                     |                     |               |                     |
| 41200 · Federal - 5311                 | 167,980.00        | 150,000.00        | 112.0%        | 767,445.00          | 750,000.00          | 102.3%        | 1,268,065.00        |
| 41600 · Federal - SRTS                 | 4,181.00          | 5,000.00          | 83.6%         | 17,408.00           | 20,000.00           | 87.0%         | 60,000.00           |
| 41800 · Federal - RTAP                 | 0.00              | 1,500.00          | 0.0%          | 7,955.81            | 7,500.00            | 106.1%        | 20,000.00           |
| <b>Total 41000 · Federal Funding</b>   | <b>172,161.00</b> | <b>156,500.00</b> | <b>110.0%</b> | <b>792,808.81</b>   | <b>777,500.00</b>   | <b>102.0%</b> | <b>1,348,065.00</b> |
| 43000 · Local Funding                  |                   |                   |               |                     |                     |               |                     |
| 43100 · Local - Ketchum                | 45,808.34         | 45,808.34         | 100.0%        | 229,041.70          | 229,041.70          | 100.0%        | 549,700.00          |
| 43200 · Local - Hailey                 | 6,016.67          | 6,016.67          | 100.0%        | 30,083.36           | 30,083.35           | 100.0%        | 72,200.00           |
| 43300 · Local - Bellevue               | 0.00              |                   |               | 5,700.00            | 5,700.00            | 100.0%        | 5,700.00            |
| 43400 · Local - Blaine County          | 11,291.67         | 11,291.67         | 100.0%        | 56,458.36           | 56,458.35           | 100.0%        | 135,500.00          |
| 43500 · Local - Sun Valley             | 25,850.00         | 25,850.00         | 100.0%        | 129,250.00          | 129,250.00          | 100.0%        | 310,200.00          |
| 43600 · Local - Sun Valley Company     | 35,418.18         | 33,600.00         | 105.4%        | 115,109.08          | 109,200.00          | 105.4%        | 176,000.00          |
| 43700 · Local - Other Business         | 0.00              | 0.00              | 0.0%          | 18,300.00           | 19,000.00           | 96.3%         | 19,000.00           |
| <b>Total 43000 · Local Funding</b>     | <b>124,384.86</b> | <b>122,566.68</b> | <b>101.5%</b> | <b>583,942.50</b>   | <b>578,733.40</b>   | <b>100.9%</b> | <b>1,268,300.00</b> |
| 44000 · Fares                          |                   |                   |               |                     |                     |               |                     |
| 44100 · Fares - Valley Cash            | 3,172.30          | 5,500.00          | 57.7%         | 20,693.01           | 27,500.00           | 75.2%         | 66,000.00           |
| 44200 · Fares - Valley Passes          | 10,827.84         | 10,000.00         | 108.3%        | 60,493.16           | 62,000.00           | 97.6%         | 135,960.00          |
| 44250 · Fares- Hailey Route- Cash      | 0.00              | 0.00              | 0.0%          | 0.00                | 5,000.00            | 0.0%          | 5,000.00            |
| 44300 · Fares - Vanpool                | 12,495.80         | 10,000.00         | 125.0%        | 76,868.18           | 67,000.00           | 114.7%        | 165,000.00          |
| 44400 · Fares - ADA                    | 0.00              |                   |               | 0.00                | 0.00                | 0.0%          | 0.00                |
| 44500 · Fares- Galena Service          | 912.00            | 1,000.00          | 91.2%         | 4,869.80            | 4,000.00            | 121.7%        | 4,000.00            |
| <b>Total 44000 · Fares</b>             | <b>27,407.94</b>  | <b>26,500.00</b>  | <b>103.4%</b> | <b>162,924.15</b>   | <b>165,500.00</b>   | <b>98.4%</b>  | <b>375,960.00</b>   |
| 45000 · Revenue                        |                   |                   |               |                     |                     |               |                     |
| 45100 · Rev - Advertising              | 412.50            | 2,500.00          | 16.5%         | 52,525.00           | 54,500.00           | 96.4%         | 72,000.00           |
| 45500 · Rev - Charter/Special Event    | 2,215.00          | 0.00              | 100.0%        | 2,215.00            | 0.00                | 100.0%        | 15,300.00           |
| 45600 · Rev - Bike Share- Bike Swap    | 0.00              | 0.00              | 0.0%          | 0.00                | 0.00                | 0.0%          | 0.00                |
| <b>Total 45000 · Revenue</b>           | <b>2,627.50</b>   | <b>2,500.00</b>   | <b>105.1%</b> | <b>54,740.00</b>    | <b>54,500.00</b>    | <b>100.4%</b> | <b>87,300.00</b>    |
| 47000 · Private Donations              |                   |                   |               |                     |                     |               |                     |
| 47100 · Priv. Donation - Foundations   | 0.00              | 0.00              | 0.0%          | 2,500.00            | 1,000.00            | 250.0%        | 1,000.00            |
| <b>Total 47000 · Private Donations</b> | <b>0.00</b>       | <b>0.00</b>       | <b>0.0%</b>   | <b>2,500.00</b>     | <b>1,000.00</b>     | <b>250.0%</b> | <b>1,000.00</b>     |
| 48000 · Transfers                      |                   |                   |               |                     |                     |               |                     |
| 48400 · Transfer - Housing Fund        | 1,250.00          | 1,250.00          | 100.0%        | 6,250.00            | 6,250.00            | 100.0%        | 15,000.00           |
| <b>Total 48000 · Transfers</b>         | <b>1,250.00</b>   | <b>1,250.00</b>   | <b>100.0%</b> | <b>6,250.00</b>     | <b>6,250.00</b>     | <b>100.0%</b> | <b>15,000.00</b>    |
| 49000 · Interest Income                | 769.44            | 80.00             | 961.8%        | 2,855.64            | 440.00              | 649.0%        | 1,000.00            |
| 49800 · Excess Operating Funds         | 0.00              | 0.00              | 0.0%          | 0.00                | 0.00                | 0.0%          | 144,572.00          |
| 49810 · Returned Check Charges         | 0.00              |                   |               | 25.00               | 0.00                | 100.0%        | 0.00                |
| <b>Total Income</b>                    | <b>328,600.74</b> | <b>309,396.68</b> | <b>106.2%</b> | <b>1,606,046.10</b> | <b>1,583,923.40</b> | <b>101.4%</b> | <b>3,241,197.00</b> |
| <b>Gross Profit</b>                    | <b>328,600.74</b> | <b>309,396.68</b> | <b>106.2%</b> | <b>1,606,046.10</b> | <b>1,583,923.40</b> | <b>101.4%</b> | <b>3,241,197.00</b> |
| <b>Expense</b>                         |                   |                   |               |                     |                     |               |                     |
| 51000 · Payroll Expenses               |                   |                   |               |                     |                     |               |                     |
| 51100 · Salaries and Wages             | 136,419.03        | 143,230.00        | 95.2%         | 672,853.67          | 710,140.00          | 94.7%         | 1,631,230.00        |
| 51300 · FICA Expense                   | 8,145.06          | 8,594.00          | 94.8%         | 40,049.03           | 42,609.00           | 94.0%         | 97,870.00           |
| 51350 · Medicare Tax Expense           | 1,904.88          | 2,005.00          | 95.0%         | 9,366.30            | 9,941.00            | 94.2%         | 22,840.00           |
| 51400 · Retirement Plan Expenses       | 32,158.74         | 0.00              | 100.0%        | 34,836.24           | 38,200.00           | 91.2%         | 136,210.00          |
| 51500 · Workers Comp Expense           | 7,034.00          | 15,000.00         | 46.9%         | 14,632.00           | 30,000.00           | 48.8%         | 60,000.00           |
| 51600 · SUI Expense                    | 892.01            | 1,003.00          | 88.9%         | 3,222.09            | 4,973.00            | 64.8%         | 11,420.00           |
| 51700 · Medical Ins. Expense           | 23,601.08         | 25,350.00         | 93.1%         | 117,981.56          | 126,750.00          | 93.1%         | 304,400.00          |
| 51950 · Employee Performance Bonus     | 0.00              | 0.00              | 0.0%          | 250.00              | 0.00                | 100.0%        | 6,000.00            |
| 51000 · Payroll Expenses - Other       | 0.00              |                   |               | 0.00                | 0.00                | 0.0%          | 0.00                |

**MRTA - Operations Main**  
**Revenue & Expenditures Budget Performance**  
**February 2020**

|  | Feb 20     | Budget     | % of Budget | Oct '19 - Feb 20 | YTD Budget | % of Budget | Annual Budget |
|--|------------|------------|-------------|------------------|------------|-------------|---------------|
| <b>Total 51000 · Payroll Expenses</b>        | 210,154.80 | 195,182.00 | 107.7%      | 893,190.89       | 962,613.00 | 92.8%       | 2,269,970.00  |
| <b>52000 · Insurance Expense</b>             |            |            |             |                  |            |             |               |
| 52100 · Ins. - Vehicles                      | 10,375.44  | 10,375.00  | 100.0%      | 51,877.23        | 51,875.00  | 100.0%      | 124,505.00    |
| 52150 · Ins- Deductibles/claims              | 270.80     | 400.00     | 67.7%       | 5,267.14         | 2,200.00   | 239.4%      | 5,000.00      |
| <b>Total 52000 · Insurance Expense</b>       | 10,646.24  | 10,775.00  | 98.8%       | 57,144.37        | 54,075.00  | 105.7%      | 129,505.00    |
| <b>53000 · Professional Fees</b>             |            |            |             |                  |            |             |               |
| 53100 · Accounting & Audit                   | 1,075.00   | 1,120.00   | 96.0%       | 14,475.00        | 14,600.00  | 99.1%       | 22,440.00     |
| 53200 · IT Systems                           | 435.00     | 350.00     | 124.3%      | 2,827.50         | 2,550.00   | 110.9%      | 5,000.00      |
| 53400 · Legal Fees                           | 56.25      | 350.00     | 16.1%       | 825.75           | 1,050.00   | 78.6%       | 3,500.00      |
| 53475 · Medical                              | 259.00     | 500.00     | 51.8%       | 2,548.05         | 3,400.00   | 74.9%       | 6,900.00      |
| 53500 · Other Professional Fees              | 27.62      | 250.00     | 11.0%       | 3,157.34         | 1,350.00   | 233.9%      | 3,100.00      |
| <b>Total 53000 · Professional Fees</b>       | 1,852.87   | 2,570.00   | 72.1%       | 23,833.64        | 22,950.00  | 103.9%      | 40,940.00     |
| <b>54000 · Equipment/ Tool Expense</b>       |            |            |             |                  |            |             |               |
| 54100 · Shop Equipment/ Tools                | 117.61     | 515.00     | 22.8%       | 850.85           | 2,575.00   | 33.0%       | 6,180.00      |
| 54300 · Office Equipment                     | 0.00       | 70.00      | 0.0%        | 3,072.88         | 2,510.00   | 122.4%      | 3,000.00      |
| 54000 · Equipment/ Tool Expense - Other      | 0.00       |            |             | 9.00             |            |             |               |
| <b>Total 54000 · Equipment/ Tool Expense</b> | 117.61     | 585.00     | 20.1%       | 3,932.73         | 5,085.00   | 77.3%       | 9,180.00      |
| <b>55000 · Rent and Utilities</b>            |            |            |             |                  |            |             |               |
| 55200 · Utilities                            | 2,567.44   | 3,000.00   | 85.6%       | 11,471.63        | 12,000.00  | 95.6%       | 22,440.00     |
| <b>Total 55000 · Rent and Utilities</b>      | 2,567.44   | 3,000.00   | 85.6%       | 11,471.63        | 12,000.00  | 95.6%       | 22,440.00     |
| <b>56000 · Supplies</b>                      |            |            |             |                  |            |             |               |
| 56200 · Janitorial & Safety Supplies         | 2,436.74   | 680.00     | 358.3%      | 5,740.03         | 3,400.00   | 168.8%      | 8,160.00      |
| 56300 · Department & Office Supplies         | 72.13      | 400.00     | 18.0%       | 1,002.25         | 2,000.00   | 50.1%       | 5,000.00      |
| 56400 · Uniforms                             | 175.08     | 200.00     | 87.5%       | 2,881.86         | 5,800.00   | 49.7%       | 8,000.00      |
| 56500 · Postage and Delivery                 | 81.09      | 70.00      | 115.8%      | 642.65           | 350.00     | 183.6%      | 850.00        |
| <b>Total 56000 · Supplies</b>                | 2,765.04   | 1,350.00   | 204.8%      | 10,266.79        | 11,550.00  | 88.9%       | 22,010.00     |
| <b>57000 · Repairs and Maintenance</b>       |            |            |             |                  |            |             |               |
| 57100 · Equipment Repairs/Maintenance        | 889.78     | 160.00     | 556.1%      | 2,880.54         | 800.00     | 360.1%      | 2,000.00      |
| 57200 · Building Repairs/Maintenance         | 25.27      | 1,000.00   | 2.5%        | 6,093.32         | 5,000.00   | 121.9%      | 12,000.00     |
| 57250 · Bus Stop Repairs/Maint               | 417.98     | 200.00     | 209.0%      | 1,837.44         | 1,200.00   | 153.1%      | 4,500.00      |
| 57300 · Grounds Repairs/Maintenance          | 793.75     | 1,500.00   | 52.9%       | 3,168.75         | 4,500.00   | 70.4%       | 7,000.00      |
| 57400 · Bike Share Repairs/Maintenance       | 0.00       |            |             | 0.00             | 0.00       | 0.0%        | 0.00          |
| 57500 · Janitorial Services                  | 1,508.00   | 1,372.00   | 109.9%      | 9,323.88         | 4,896.00   | 190.4%      | 7,500.00      |
| <b>Total 57000 · Repairs and Maintenance</b> | 3,634.78   | 4,232.00   | 85.9%       | 23,303.93        | 16,396.00  | 142.1%      | 33,000.00     |
| <b>58000 · Communications Expense</b>        |            |            |             |                  |            |             |               |
| 58100 · Office Phone Expense                 | 319.66     | 380.00     | 84.1%       | 1,607.51         | 1,900.00   | 84.6%       | 4,600.00      |
| 58200 · Cell & Two-Way Mobile                | 958.55     | 1,250.00   | 76.7%       | 4,924.34         | 6,250.00   | 78.8%       | 15,000.00     |
| 58300 · Internet/Website                     | 430.69     | 330.00     | 130.5%      | 1,706.70         | 1,650.00   | 103.4%      | 4,000.00      |
| 58400 · On-Board Vehicle Computers           | 0.00       | 270.00     | 0.0%        | 14,968.00        | 16,080.00  | 93.1%       | 18,000.00     |
| <b>Total 58000 · Communications Expense</b>  | 1,708.90   | 2,230.00   | 76.6%       | 23,206.55        | 25,880.00  | 89.7%       | 41,600.00     |
| <b>59000 · Travel and Training</b>           |            |            |             |                  |            |             |               |
| 59100 · Vehicle/Airfare                      | 2,799.77   | 550.00     | 509.0%      | 5,682.23         | 2,750.00   | 206.6%      | 6,700.00      |
| 59200 · Lodging                              | 461.96     | 420.00     | 110.0%      | 1,738.12         | 2,100.00   | 82.8%       | 5,080.00      |
| 59300 · Food/Meals/Entertainment             | 0.00       | 300.00     | 0.0%        | 742.05           | 1,500.00   | 49.5%       | 3,650.00      |
| 59400 · Training/Education                   | 5,665.00   | 800.00     | 708.1%      | 7,925.00         | 4,000.00   | 198.1%      | 9,640.00      |
| 59500 · Safety Curriculum                    | 0.00       | 0.00       | 0.0%        | 0.00             | 0.00       | 0.0%        | 520.00        |
| <b>Total 59000 · Travel and Training</b>     | 8,926.73   | 2,070.00   | 431.2%      | 16,087.40        | 10,350.00  | 155.4%      | 25,590.00     |
| <b>60000 · Business Expenses</b>             |            |            |             |                  |            |             |               |
| 60100 · Vehicle Registration Fees            | 0.00       | 55.00      | 0.0%        | 46.00            | 275.00     | 16.7%       | 700.00        |
| 60400 · Membership,Dues & Subscriptions      | 150.45     | 380.00     | 39.6%       | 1,323.26         | 1,900.00   | 69.6%       | 7,500.00      |
| 60500 · Bank Fees                            | 0.00       | 40.00      | 0.0%        | 58.37            | 200.00     | 29.2%       | 500.00        |

**MRTA - Operations Main**  
**Revenue & Expenditures Budget Performance**  
**February 2020**

|  | Feb 20            | Budget            | % of Budget    | Oct '19 - Feb 20    | YTD Budget          | % of Budget   | Annual Budget       |
|--|-------------------|-------------------|----------------|---------------------|---------------------|---------------|---------------------|
| 60700 · Bad Debt                               | 0.00              |                   |                | 0.00                | 0.00                | 0.0%          | 0.00                |
| <b>Total 60000 · Business Expenses</b>         | <b>150.45</b>     | <b>475.00</b>     | <b>31.7%</b>   | <b>1,427.63</b>     | <b>2,375.00</b>     | <b>60.1%</b>  | <b>8,700.00</b>     |
| <b>61000 · Advertising</b>                     |                   |                   |                |                     |                     |               |                     |
| 61100 · Print Advertising                      | 0.00              | 900.00            | 0.0%           | 2,595.57            | 4,500.00            | 57.7%         | 11,000.00           |
| 61200 · Radio Advertising                      | 975.00            | 80.00             | 1,218.8%       | 975.00              | 400.00              | 243.8%        | 1,000.00            |
| 61300 · Online Advertising                     | 170.03            | 80.00             | 212.5%         | 966.70              | 400.00              | 241.7%        | 1,000.00            |
| 61400 · Vehicle Graphics                       | 0.00              | 580.00            | 0.0%           | 0.00                | 2,900.00            | 0.0%          | 7,000.00            |
| <b>Total 61000 · Advertising</b>               | <b>1,145.03</b>   | <b>1,640.00</b>   | <b>69.8%</b>   | <b>4,537.27</b>     | <b>8,200.00</b>     | <b>55.3%</b>  | <b>20,000.00</b>    |
| <b>62000 · Marketing and Promotion</b>         |                   |                   |                |                     |                     |               |                     |
| 62100 · Info. Displays-Stop Signage            | 76.00             | 330.00            | 23.0%          | 1,549.81            | 1,650.00            | 93.9%         | 4,000.00            |
| 62200 · Graphic Design                         | 0.00              | 580.00            | 0.0%           | 1,576.55            | 2,900.00            | 54.4%         | 7,000.00            |
| 62300 · Promotional Items                      | 0.00              | 330.00            | 0.0%           | 0.00                | 1,650.00            | 0.0%          | 4,000.00            |
| 62400 · Customer Events and Misc.              | 175.00            | 80.00             | 218.8%         | 175.00              | 400.00              | 43.8%         | 1,000.00            |
| 62500 · Staff Appreciation/ Events             | 476.93            | 250.00            | 190.8%         | 3,576.06            | 3,200.00            | 111.8%        | 5,000.00            |
| <b>Total 62000 · Marketing and Promotion</b>   | <b>727.93</b>     | <b>1,570.00</b>   | <b>46.4%</b>   | <b>6,877.42</b>     | <b>9,800.00</b>     | <b>70.2%</b>  | <b>21,000.00</b>    |
| <b>63000 · Printing and Reproduction</b>       |                   |                   |                |                     |                     |               |                     |
| 63100 · Copies, Passes & Flyers                | 172.43            | 250.00            | 69.0%          | 1,486.77            | 1,250.00            | 118.9%        | 3,000.00            |
| 63200 · Schedules, Maps & Brochures            | 0.00              | 0.00              | 0.0%           | 6,817.48            | 6,500.00            | 104.9%        | 7,500.00            |
| <b>Total 63000 · Printing and Reproduction</b> | <b>172.43</b>     | <b>250.00</b>     | <b>69.0%</b>   | <b>8,304.25</b>     | <b>7,750.00</b>     | <b>107.2%</b> | <b>10,500.00</b>    |
| <b>64000 · Fuel Expense</b>                    | <b>24,823.78</b>  | <b>27,000.00</b>  | <b>91.9%</b>   | <b>121,890.19</b>   | <b>126,000.00</b>   | <b>96.7%</b>  | <b>294,190.00</b>   |
| <b>65000 · Vehicle Maintenance</b>             |                   |                   |                |                     |                     |               |                     |
| 65100 · Parts Expense                          |                   |                   |                |                     |                     |               |                     |
| 65150 · Vehicle Maintenance- freight           | 121.00            | 200.00            | 60.5%          | 143.00              | 1,000.00            | 14.3%         | 2,500.00            |
| 65100 · Parts Expense - Other                  | 6,851.09          | 9,500.00          | 72.1%          | 43,580.39           | 48,500.00           | 89.9%         | 115,000.00          |
| <b>Total 65100 · Parts Expense</b>             | <b>6,972.09</b>   | <b>9,700.00</b>   | <b>71.9%</b>   | <b>43,723.39</b>    | <b>49,500.00</b>    | <b>88.3%</b>  | <b>117,500.00</b>   |
| 65200 · Fluids Expense                         | 1,901.30          | 1,550.00          | 122.7%         | 7,288.97            | 7,750.00            | 94.1%         | 19,000.00           |
| 65300 · Tires Expense                          | 2,640.25          | 1,300.00          | 203.1%         | 15,782.12           | 24,800.00           | 63.6%         | 38,000.00           |
| 65400 · Purchased Services                     | 0.00              | 830.00            | 0.0%           | 628.29              | 4,150.00            | 15.1%         | 10,000.00           |
| 65500 · Vehicle Computer/Diagnostic            | 1,707.94          | 330.00            | 517.6%         | 1,707.94            | 1,650.00            | 103.5%        | 4,000.00            |
| 65600 · Vehicle Glass/Windshield Repai         | 0.00              | 450.00            | 0.0%           | 291.04              | 2,250.00            | 12.9%         | 5,500.00            |
| 65700 · Shop Supplies                          | 0.00              | 330.00            | 0.0%           | 1,213.31            | 1,650.00            | 73.5%         | 4,000.00            |
| <b>Total 65000 · Vehicle Maintenance</b>       | <b>13,221.58</b>  | <b>14,490.00</b>  | <b>91.2%</b>   | <b>70,635.06</b>    | <b>91,750.00</b>    | <b>77.0%</b>  | <b>198,000.00</b>   |
| <b>69500 · Contribution to Fund Balance</b>    | <b>94,572.00</b>  | <b>0.00</b>       | <b>100.0%</b>  | <b>94,572.00</b>    | <b>94,572.00</b>    | <b>100.0%</b> | <b>94,572.00</b>    |
| <b>69810 · Bank Service Charges</b>            | <b>0.00</b>       |                   |                | <b>2.00</b>         |                     |               |                     |
| <b>Total Expense</b>                           | <b>377,187.61</b> | <b>267,419.00</b> | <b>141.0%</b>  | <b>1,370,683.75</b> | <b>1,461,346.00</b> | <b>93.8%</b>  | <b>3,241,197.00</b> |
| <b>Net Ordinary Income</b>                     | <b>-48,586.87</b> | <b>41,977.68</b>  | <b>-115.7%</b> | <b>235,362.35</b>   | <b>122,577.40</b>   | <b>192.0%</b> | <b>0.00</b>         |
| <b>Net Income</b>                              | <b>-48,586.87</b> | <b>41,977.68</b>  | <b>-115.7%</b> | <b>235,362.35</b>   | <b>122,577.40</b>   | <b>192.0%</b> | <b>0.00</b>         |

11:42 AM

03/31/20

Accrual Basis

# MRTA - Operations Main Checks Issued

As of February 29, 2020

| Type                                  | Date       | Num   | Name                                  | Memo                                     | Amount     | Balance    |
|---------------------------------------|------------|-------|---------------------------------------|--|------------|------------|
| <b>11100 - Mountain West Checking</b> |            |       |                                       |  |            | 161,809.44 |
| Liability Check                       | 02/03/2020 | ACH   | Idaho State Tax Commission            | 000186434                                | -4,087.00  | 157,722.44 |
| Bill Pmt -Check                       | 02/03/2020 | ACH   | CenturyLink                           | 208-726-1690 623B                        | -42.14     | 157,680.30 |
| Bill Pmt -Check                       | 02/03/2020 | ACH   | Intermtn Gas #450 916 6521 1          | Acct # 45091665211                       | -100.75    | 157,579.55 |
| Bill Pmt -Check                       | 02/03/2020 | ACH   | Intermtn Gas Co #826 580 3000 0       | #826 580 3000 0                          | -1,052.42  | 156,527.13 |
| Bill Pmt -Check                       | 02/03/2020 | 9313  | AC Houston Lumber Company             | 16203-1                                  | -44.07     | 156,483.06 |
| Bill Pmt -Check                       | 02/03/2020 | 9314  | Allstar Property Services, Inc.       |  | -372.00    | 156,111.06 |
| Bill Pmt -Check                       | 02/03/2020 | 9315  | AmeriPride Services, Inc              | 240001334                                | -499.26    | 155,611.80 |
| Bill Pmt -Check                       | 02/03/2020 | 9316  | Ben Varner'                           | expense reimbursement                    | -92.59     | 155,519.21 |
| Bill Pmt -Check                       | 02/03/2020 | 9317  | City of Bellevue'                     | RIDES1- 121 Clover St                    | -119.56    | 155,399.65 |
| Bill Pmt -Check                       | 02/03/2020 | 9318  | Clear Creek Disposal                  | 1327                                     | -98.08     | 155,301.57 |
| Bill Pmt -Check                       | 02/03/2020 | 9319  | Clearwater Landscaping                |  | -1,257.50  | 154,044.07 |
| Bill Pmt -Check                       | 02/03/2020 | 9320  | Davis Embroidery                      |  | -418.45    | 153,625.62 |
| Bill Pmt -Check                       | 02/03/2020 | 9321  | Gillig, LLC                           | 36869601                                 | -218.22    | 153,407.40 |
| Bill Pmt -Check                       | 02/03/2020 | 9322  | Integrated Technologies               |  | -63.24     | 153,344.16 |
| Bill Pmt -Check                       | 02/03/2020 | 9323  | Kimberly L Richmond                   | 1/16/20 - 1/31/20                        | -450.00    | 152,894.16 |
| Bill Pmt -Check                       | 02/03/2020 | 9324  | Lawson Products, Inc.                 | Acc# 10140112                            | -555.86    | 152,338.30 |
| Bill Pmt -Check                       | 02/03/2020 | 9325  | Les Schwab                            | 117-00888                                | -642.32    | 151,695.98 |
| Bill Pmt -Check                       | 02/03/2020 | 9326  | Silver Creek Ford                     |  | -80.08     | 151,615.90 |
| Bill Pmt -Check                       | 02/03/2020 | 9327  | United Oil                            | 38068                                    | -14,410.74 | 137,205.16 |
| Bill Pmt -Check                       | 02/03/2020 | 9328  | Valley Auto Body                      | RO #4474                                 | -2,500.00  | 134,705.16 |
| Deposit                               | 02/03/2020 |       |                                       | Deposit                                  | 179.50     | 134,884.66 |
| Check                                 | 02/03/2020 | 9329  | Ill-A Trust                           | Billing Period 02/01/2020 - 02/29/2020   | -28,831.00 | 106,053.66 |
| Bill Pmt -Check                       | 02/03/2020 | 9330  | Ketchum Computers, Inc.               |  | -471.25    | 105,582.41 |
| Bill Pmt -Check                       | 02/03/2020 | 9331  | Napa Auto Parts                       | 3752                                     | -891.75    | 104,690.66 |
| Bill Pmt -Check                       | 02/04/2020 | ACH   | American Funds                        | plan ID BRK100102                        | -32,158.74 | 72,531.92  |
| Liability Check                       | 02/04/2020 | E-pay | United States Treasury                | 82-0382250 QB Tracking # -2069880858     | -15,392.88 | 57,139.04  |
| Bill Pmt -Check                       | 02/04/2020 | 9335  | AmeriBen Solutions/IEC Group          |  | -170.00    | 56,969.04  |
| Bill Pmt -Check                       | 02/04/2020 | 9336  | Northwest Lift & Equipment, LLC       |  | -1,708.68  | 55,260.36  |
| Bill Pmt -Check                       | 02/04/2020 | 9337  | RouteMatch Software, Inc              |  | -300.00    | 54,960.36  |
| Deposit                               | 02/04/2020 |       |                                       | Deposit                                  | 4,183.00   | 59,143.36  |
| Liability Check                       | 02/05/2020 |       | QuickBooks Payroll Service            | Created by Payroll Service on 02/04/2020 | -51,722.39 | 7,420.97   |
| Deposit                               | 02/05/2020 |       |                                       | Deposit                                  | 113.25     | 7,534.22   |
| Deposit                               | 02/05/2020 |       |                                       | Deposit                                  | 1,028.17   | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Aguilar, Hortencia                    | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Baker, Pamela                         | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Canfield, James                       | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Cerron Calderon, Franz                | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Conlago, Maira P.                     | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Cosio-Tamayo, Jeronimo                | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Garcia-Izarraras, Gerardo             | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Glasscock, David T                    | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Gray, Stuart                          | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Hoechtl, Gerhard                      | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Humback, Eric                         | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Johnson, Kim                          | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Juarez, Felimon                       | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Kelbert, Ashley                       | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Kelly, David W                        | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Knudson, Michael W                    | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Leon, Teofilo O                       | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | MacPherson, Kim                       | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Morgus, Wallace                       | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Nestor, Robert A                      | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Obland, Bryan                         | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Osborn, Cecelia                       | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Parker, Michael J                     | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Perez, Jose                           | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Romanchuk, Ryan                       | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Romero-Campos, Raul                   | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Russell, Tiffany                      | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Schultz, Margaret                     | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Selisch, Kurt                         | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Sproule, William                      | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Tellez, Carlos                        | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Uberuaga, Richard S                   | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Van Law, Tucker G                     | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Varner, Benjamin N                    | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Victorino, Jose L                     | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Wahlgren, Allan                       | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Walsh, Murray S.                      | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Ward, Douglas B                       | Direct Deposit                           | 0.00       | 8,562.39   |
| Paycheck                              | 02/06/2020 | DD    | Woodworth, Scott                      | Direct Deposit                           | 0.00       | 8,562.39   |
| Liability Check                       | 02/06/2020 | 9332  | Blaine County Collectors              | 20716                                    | -75.00     | 8,487.39   |
| Liability Check                       | 02/06/2020 | 9333  | Idaho Child Support Receipting        | 326231                                   | -200.76    | 8,286.63   |
| Liability Check                       | 02/06/2020 | 9334  | Support Payment Clearinghouse         | 000877532101                             | -269.98    | 8,016.65   |
| Deposit                               | 02/06/2020 |       |                                       | Deposit                                  | 6,600.00   | 14,616.65  |
| Bill Pmt -Check                       | 02/10/2020 | 9338  | Atkinsons' Grocery                    | Acct #5805                               | -3.78      | 14,612.87  |
| Bill Pmt -Check                       | 02/10/2020 | 9339  | BengalWorks, LLC                      |  | -352.98    | 14,259.89  |
| Bill Pmt -Check                       | 02/10/2020 | 9340  | Business As Usual                     |  | -55.45     | 14,204.44  |
| Bill Pmt -Check                       | 02/10/2020 | 9341  | Certified Folder Display Service, Inc | 14-0086946                               | -76.00     | 14,128.44  |
| Bill Pmt -Check                       | 02/10/2020 | 9342  | Cintas                                | Cust #16952                              | -135.02    | 13,993.42  |
| Bill Pmt -Check                       | 02/10/2020 | 9343  | City of Ketchum                       |  | -357.54    | 13,635.88  |
| Bill Pmt -Check                       | 02/10/2020 | 9344  | Clear Mind Graphics, Inc              |  | -475.00    | 13,160.88  |
| Bill Pmt -Check                       | 02/10/2020 | 9345  | Gem State Welders Supply Inc          | MOUNTB 0                                 | -62.14     | 13,098.74  |
| Bill Pmt -Check                       | 02/10/2020 | 9346  | Gillig, LLC                           | 36869601                                 | -311.21    | 12,787.53  |
| Bill Pmt -Check                       | 02/10/2020 | 9347  | Katrina Vanden Heuvel                 |  | -1,750.00  | 11,037.53  |
| Bill Pmt -Check                       | 02/10/2020 | 9348  | Les Schwab                            | 117-00888                                | -847.54    | 10,189.99  |
| Bill Pmt -Check                       | 02/10/2020 | 9349  | Michael Pogue Law, PC                 |  | -56.25     | 10,133.74  |
| Bill Pmt -Check                       | 02/10/2020 | 9350  | Sun Valley Services LLC               |  | -3,532.25  | 6,601.49   |
| Bill Pmt -Check                       | 02/10/2020 | 9351  | UPS Store - 2444 (Ketchum)            |  | -17.14     | 6,584.35   |
| Bill Pmt -Check                       | 02/10/2020 | 9352  | Webb Landscape                        | Cust #MOU005                             | -487.50    | 6,096.85   |
| Bill Pmt -Check                       | 02/10/2020 | 9353  | White Cloud Communications Inc.       |  | -336.00    | 5,760.85   |

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03/31/20

Accrual Basis

# MRTA - Operations Main Checks Issued

As of February 29, 2020

| Type            | Date       | Num   | Name                           | Memo   | Amount      | Balance    |
|-----------------|------------|-------|--------------------------------|--|-------------|------------|
| Deposit         | 02/10/2020 |       |                                | Deposit  | 523.00      | 6,283.85   |
| Deposit         | 02/11/2020 |       |                                | Deposit  | 50.00       | 6,333.85   |
| Deposit         | 02/11/2020 |       |                                | Deposit  | 88,280.00   | 94,613.85  |
| Deposit         | 02/11/2020 |       |                                | Deposit  | 297.00      | 94,910.85  |
| Deposit         | 02/11/2020 |       |                                | Deposit  | 1,090.84    | 96,001.69  |
| Deposit         | 02/12/2020 |       |                                | Deposit  | 154,687.00  | 250,688.69 |
| Deposit         | 02/13/2020 |       |                                | Deposit  | 136,733.00  | 387,421.69 |
| Bill Pmt -Check | 02/17/2020 | ACH   | Verizon Wireless               | 942013229  | -59.45      | 387,362.24 |
| Bill Pmt -Check | 02/17/2020 | 9354  | Copy & Print                   |  | -32.08      | 387,330.16 |
| Bill Pmt -Check | 02/17/2020 | 9355  | Cummins Rocky Mountain LLC     |  | -396.46     | 386,933.70 |
| Bill Pmt -Check | 02/17/2020 | 9356  | GEM State Paper & Supply Co.   | 105020   | -197.02     | 386,736.68 |
| Bill Pmt -Check | 02/17/2020 | 9357  | Gillig, LLC                    | 36869601   | -129.60     | 386,607.08 |
| Bill Pmt -Check | 02/17/2020 | 9358  | Jackson Group Peterbilt        | 3551   | -947.63     | 385,659.45 |
| Bill Pmt -Check | 02/17/2020 | 9359  | Kimberly L Richmond            | 2/1/20 - 2/15/20   | -550.00     | 385,109.45 |
| Bill Pmt -Check | 02/17/2020 | 9360  | Les Schwab                     | 117-00888  | -423.77     | 384,685.68 |
| Bill Pmt -Check | 02/17/2020 | 9361  | Lost in Translation            |  | -27.62      | 384,658.06 |
| Bill Pmt -Check | 02/17/2020 | 9362  | Matco Tools                    | Acct #737  | -36.00      | 384,622.06 |
| Bill Pmt -Check | 02/17/2020 | 9363  | National Benefit Services, LLC |  | -150.00     | 384,472.06 |
| Bill Pmt -Check | 02/17/2020 | 9364  | Roberts Electric               |  | -66.16      | 384,405.90 |
| Bill Pmt -Check | 02/17/2020 | 9365  | Rush Truck Centers             | R567941  | -97.80      | 384,308.10 |
| Bill Pmt -Check | 02/17/2020 | 9366  | Silver Creek Ford              |  | -215.97     | 384,092.13 |
| Bill Pmt -Check | 02/17/2020 | 9367  | State Insurance Fund           | Policy # 495600  | -7,034.00   | 377,058.13 |
| Bill Pmt -Check | 02/17/2020 | 9368  | Tucker Van Law                 | expense reimbursement  | -2,426.94   | 374,631.19 |
| Bill Pmt -Check | 02/17/2020 | 9369  | United Oil                     | 38068  | -12,620.14  | 362,011.05 |
| Bill Pmt -Check | 02/17/2020 | 9370  | Wells Fargo                    | 4856200370127790   | -1,819.08   | 360,191.97 |
| Check           | 02/17/2020 | ACH   | Capital Equipment Fund'        | Per 2020 Adopted Budget \$94,572 from Ops & \$1... Trans/Cap | -194,572.00 | 165,619.97 |
| Liability Check | 02/18/2020 | E-pay | United States Treasury         | 82-0382250 QB Tracking # -1580399858                         | -15,441.00  | 150,178.97 |
| Bill Pmt -Check | 02/18/2020 | 9374  | Integrated Technologies        |  | -42.40      | 150,136.57 |
| Bill Pmt -Check | 02/18/2020 | 9375  | Ketchum Computers, Inc.        |  | -362.50     | 149,774.07 |
| Bill Pmt -Check | 02/18/2020 | ACH   | Idaho Power Acct#2204788885    | Acct #2204788885   | -278.24     | 149,495.83 |
| Bill Pmt -Check | 02/18/2020 | 9376  | Gillig, LLC                    | 36869601   | -174.70     | 149,321.13 |
| Bill Pmt -Check | 02/18/2020 | 9377  | Lynch Oil Company              | Cust #MOURI  | -484.55     | 148,836.58 |
| Bill Pmt -Check | 02/18/2020 | 9378  | St Luke's Clinic - Hailey      | 940000328  | -259.00     | 148,577.58 |
| Deposit         | 02/18/2020 |       |                                | Deposit  | 101.00      | 148,678.58 |
| Liability Check | 02/19/2020 |       | QuickBooks Payroll Service     | Created by Payroll Service on 02/18/2020                     | -51,908.64  | 96,769.94  |
| Deposit         | 02/19/2020 |       |                                | Deposit  | 1,355.56    | 98,125.50  |
| Deposit         | 02/19/2020 |       |                                | Deposit  | 113.00      | 98,238.50  |
| Deposit         | 02/19/2020 |       |                                | Deposit  | 2,702.75    | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Aguilar, Hortencia             | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Baker, Pamela                  | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Canfield, James                | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Cerron Calderon, Franz         | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Conlago, Maira P.              | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Cosio-Tamayo, Jeronimo         | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Garcia-Izarraras, Gerardo      | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Glasscock, David T             | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Gray, Stuart                   | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Hoechtl, Gerhard               | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Humbach, Eric                  | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Johnson, Kim                   | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Juarez, Felimon                | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Kelbert, Ashley                | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Kelly, David W                 | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Knudson, Michael W             | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Leon, Teofilo O                | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | MacPherson, Kim                | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Morgus, Wallace                | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Nestor, Robert A               | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Obland, Bryan                  | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Osborn, Cecelia                | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Parker, Michael J              | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Perez, Jose                    | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Romanchuk, Ryan                | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Romero-Campos, Raul            | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Russell, Tiffany               | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Schultz, Margaret              | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Selisch, Kurt                  | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Sproule, William               | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Tellez, Carlos                 | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Uberuaga, Richard S            | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Van Law, Tucker G              | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Varner, Benjamin N             | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Victorino, Jose L              | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Wahlgren, Allan                | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Walsh, Murray S.               | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Ward, Douglas B                | Direct Deposit   | 0.00        | 100,941.25 |
| Paycheck        | 02/20/2020 | DD    | Woodworth, Scott               | Direct Deposit   | 0.00        | 100,941.25 |
| Liability Check | 02/20/2020 | 9371  | Blaine County Collectors       | 20716  | -75.00      | 100,866.25 |
| Liability Check | 02/20/2020 | 9373  | Idaho Child Support Receipting | 326231   | -200.76     | 100,665.49 |
| Liability Check | 02/20/2020 | 9372  | Support Payment Clearinghouse  | 000877532101   | -269.98     | 100,395.51 |
| Deposit         | 02/20/2020 |       |                                | Deposit  | 52,730.25   | 153,125.76 |
| Deposit         | 02/21/2020 |       |                                | Deposit  | 100,000.00  | 253,125.76 |
| Check           | 02/21/2020 | ACH   | Capital Equipment Fund         | local fund Oct - Dec   | -42,354.51  | 210,771.25 |
| Liability Check | 02/21/2020 | ACH   | Mountain Rides Transportation  | WFF Apt Rent   | -3,200.00   | 207,571.25 |
| Deposit         | 02/21/2020 |       |                                | Deposit  | 3,750.00    | 211,321.25 |
| Bill Pmt -Check | 02/24/2020 | 9379  | Ben Varner'                    | expense reimbursement  | -2,141.40   | 209,179.85 |
| Bill Pmt -Check | 02/24/2020 | 9380  | GEM State Paper & Supply Co.   | 105020   | -908.68     | 208,271.17 |
| Bill Pmt -Check | 02/24/2020 | 9381  | L.L. Green's Hardware          | 422  | -41.44      | 208,229.73 |
| Bill Pmt -Check | 02/24/2020 | 9382  | Schaeffer Mfg Co               | 1140316  | -1,416.75   | 206,812.98 |
| Bill Pmt -Check | 02/24/2020 | 9383  | Silver Creek Ford              |  | -123.15     | 206,689.83 |
| Deposit         | 02/24/2020 |       |                                | Deposit  | 116.00      | 206,805.83 |
| Deposit         | 02/24/2020 |       |                                | Deposit  | 20,500.00   | 227,305.83 |
| Deposit         | 02/25/2020 |       | STO eBank                      | Transfer   | -100,000.00 | 127,305.83 |

Transfer to LGIP

11:42 AM

03/31/20

Accrual Basis

# MRTA - Operations Main

## Checks Issued

As of February 29, 2020

| Type                                 | Date       | Num      | Name           | Memo     | Amount           | Balance           |
|--------------------------------------|------------|----------|----------------|----------|------------------|-------------------|
| Bill Pmt -Check                      | 02/25/2020 | 9385     | City of Hailey | 40205001 | -100.00          | 127,205.83        |
| Liability Check                      | 02/25/2020 | ACH      | Aflac          | DQR88    | -241.92          | 126,963.91        |
| Deposit                              | 02/25/2020 |          |                | Deposit  | 788.57           | 127,752.48        |
| Deposit                              | 02/25/2020 |          |                | Deposit  | 350.75           | 128,103.23        |
| Deposit                              | 02/26/2020 |          |                | Deposit  | 59,513.64        | 187,616.87        |
| Deposit                              | 02/29/2020 |          |                | Deposit  | 6.39             | 187,623.26        |
| Liability Check                      | 02/29/2020 | Transfer | III-A Trust    | Interest | 0.00             | 187,623.26        |
| Total 11100 · Mountain West Checking |            |          |                |          | 25,813.82        | 187,623.26        |
| <b>TOTAL</b>                         |            |          |                |          | <b>25,813.82</b> | <b>187,623.26</b> |



2-56  
1-11

TOTAL \*FINANCE CHARGE\* PAID IN 2019 \$0.00

THE ENCLOSED CUSTOMER AGREEMENT HAS IMPORTANT CHANGES TO SOME OF THE TERMS AND CONDITIONS ASSOCIATED WITH YOUR ACCOUNT. PLEASE KEEP THIS AGREEMENT FOR YOUR RECORDS AS IT REPLACES ALL VERSIONS THAT WERE PREVIOUSLY SENT. THANK YOU FOR CHOOSING WELLS FARGO.

Summary of Sub Account Usage

| Name                | Sub Account Number Ending In | Monthly Spending Cap | Spend This Period |
|---------------------|------------------------------|----------------------|-------------------|
| KIMBERLY MACPHERSON | 2287                         | 7,500                | \$1,819.08        |

Transaction Details

The transactions detailed on this Consolidated Billing Control Account Statement contain transactions made directly to this Control Account plus all transactions made on Sub Accounts. If there were no transactions made by a Sub Account that Sub Account will not appear.

| Trans | Post  | Reference Number  | Description                        | Credits  | Charges |
|-------|-------|-------------------|------------------------------------|----------|---------|
| 01/17 | 01/17 | 7485620D30A9P1GTT | Branch Payment - Check             | 2,230.98 |         |
|       |       |                   | TOTAL 4856200370127790 \$2,230.98- |          |         |

Transaction Summary For KIMBERLY MACPHERSON  
Sub Account Number Ending In 2287

|       |       |                   |  |  |        |
|-------|-------|-------------------|--|--|--------|
| 01/03 | 01/03 | 2449398QL0RLQ648G | 8X8 INC 888-898-8733 408-654-0850 CA     |  | 277.52 |
| 01/08 | 01/08 | 2443106QTWQ1NN9YX | ALBERTSONS #0130 HAILEY ID               |  | 31.63  |
| 01/13 | 01/13 | 2443099QYBM944AL2 | MSFT * E02009Y0LM 800-642-7676 WA        |  | 49.50  |
| 01/15 | 01/15 | 2469216QZ2XYDSYB9 | AMZN Mktp US*7W25G6OB3 Amzn.com/bill WA  |  | 27.87  |
| 01/17 | 01/17 | 2413746D201DYDF81 | USPS PO 1507000313 BELLEVUE ID           |  | 121.20 |
| 01/18 | 01/18 | 2443106D20RMTVR20 | ADOBE ACROBAT STD 800-833-6687 CA        |  | 14.99  |
| 01/21 | 01/21 | 2443106D50RNOFDM6 | ADOBE CREATIVE CLOUD 800-443-8158 CA     |  | 34.99  |
| 01/21 | 01/21 | 2443106D50RNOPNQE | ADOBE ACROPRO SUBS 800-443-8158 CA       |  | 50.97  |
| 01/21 | 01/21 | 2443106D5WQ1NSA6W | ALBERTSONS #0130 HAILEY ID               |  | 24.77  |
| 01/29 | 01/29 | 2427076DE61BG4LKB | UNIV OF COLORADO EVENTS 303-837-2131 CO  |  | 50.00  |
| 01/29 | 01/29 | 2439900DDEM4YEFNQ | BESTBUYCOM805688418250 888-BESTBUY MN    |  | 59.00  |
| 01/29 | 01/29 | 2439900DDEM4YE7RY | BESTBUYCOM805688418250 888-BESTBUY MN    |  | 487.57 |
| 01/29 | 01/29 | 2443106DD2DZBB77R | GROVER MFG COMPANY INC 323-724-3444 CA   |  | 208.17 |
| 01/29 | 01/29 | 2469216DD2XVVK9GK | AMZN Mktp US*YC98J0V03 Amzn.com/bill WA  |  | 14.83  |
| 01/30 | 01/30 | 2413746DF01BDMRT2 | USPS PO 1507000313 BELLEVUE ID           |  | 1.20   |
| 01/30 | 01/30 | 2469216DE2XHB4LMK | AMZN Mktp US*PE4E71PK3 Amzn.com/bill WA  |  | 174.87 |
| 01/31 | 01/31 | 2443565DF60Y4TNXG | LEAGUE OF AMERICAN WHEEL 202-822-1333 DC |  | 30.00  |
| 02/01 | 02/01 | 2449215DGJHW6MMNH | YELPINC*855 380 9357 WWW.YELP.COM CA     |  | 150.00 |
|       |       |                   | TOTAL \$1,819.08                         |  |        |

KIMBERLY MACPHERSON / Sub Acct Ending In 2287

Phone system

office supplies

Postage

SRTS - webinar

SRTS Tablet 356.57

Repair kit

SRTS High Vis Vests

SRTS

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\*Availability may be affected by your mobile carrier's coverage area. Your mobile carrier's message and data rates may apply.



## **Planning and Marketing Committee**

### **Regular Monthly Meeting**

**Wednesday, April 1, 2020, 11:00am**

**Teleconference: Dial: (872) 240-3412 Access Code: 516-618-749**

### **Minutes**

In attendance: Peter Hendricks, Kristin Derrig, Juan Martinez, Wally Morgus, Kim MacPherson, Tucker Van Law, Cece Osborn and Ben Varner

- 1) Call to Order
- 2) Comments from the Chair and Members
- 3) Discuss: Mountain Rides' COVID-19 Response
  - a. Wally Morgus stated that we are down to our three core routes currently: Blue, Valley and Hailey. The Blue route is running on the spring schedule earlier than planned and the valley route is running on a new schedule with 2 buses per hour throughout the day. Peter Hendricks stated that it is the right thing to do to support the transit dependent riders in our community.
- 4) Discuss: Other items that may come before the Committee
  - a. Cece Osborn and Kim MacPherson spoke about the Non-emergency medical transportation (NEMT) grant that Mountain Rides is going to apply for in May. Cece and Kim are working with the Senior Connection (and eventually St. Luke's) to get a survey written and out to the community for responses. We will put the survey out to the community via social media, the website and various non-profit groups that we are a part of. We will also reach out to Emily Jones at the *Idaho Mountain Express*.
- 5) Adjourn



## **Finance and Performance Committee**

### **Regular Monthly Meeting**

**Wednesday, April 1, 2020, 12:30pm**

### **Minutes**

**Present: Tom Blanchard, Rick Webking, Wally Morgus, Kim MacPherson, and Tucker Van Law**

- 1) Call to Order
- 2) Comments from the Chair and Members
  - a) There were none.
- 3) Review: February 2020 Operating Financial Statement & Bills Paid
  - a) The group went over the financials and bills paid with Tucker Van Law to answer questions. Rick Webking made a motion to add this to the consent agenda to be received and filed by the board and Tom Blanchard seconded. All members approved.
- 4) Discuss: Electric Bus Infrastructure Capital Project
  - a) Two responses to RFQ #2003-001-MRTA for Electrical Engineering were presented to the committee. Tucker Van Law informed the committee that any recommendation should not be based on geographic location. Rick Webking was concern that pricing was not included in the RFQ. A recommendation was tabled until clarification on whether pricing could and or should be included in the RFQ.
- 5) Discuss: P.O. for BEBs (4) and Charging Stations (4)
  - a) Wally Morgus updated the committee on the status of purchasing BEBs and Charging Stations.
- 6) Discuss: Bellevue land acquisition
  - a) Wally Morgus presented a letter of intent to purchase 117 Clover Street, Bellevue, Idaho. Tom Blanchard recommended this go before the full board as a standalone action item. Rick Webking seconded and all members approved.
- 7) Discuss: Other items that may come before the Committee
  - a) There were none.
- 8) Adjourn

# Mountain Rides Staff Report

Date: 4/15/2020

Staff Member: Kim MacPherson

Department: Community Development

Department Highlights  
from  
the Previous Month:

Progress  
on projects/initiatives:

Keeping in touch with vanpool participants. Currently there is only one van coming to the valley from Shoshone with three people riding.

The survey for the NEMT (Non-emergency medical transportation) grant is circulating within the community. As of last week, we had over 90 participants so far.

Checking ridership daily. We seem to have a consistent group of people riding the bus.

Challenges/  
Opportunities:

# Mountain Rides Staff Report

Date: 4/15/2020

Staff Member: Ben Varner

Department: Operations, Maintenance, and Facilities

Department Highlights from the Previous Month:

Everyone has done a fabulous job adapting to new route scheduling, shift scheduling, bus cleaning needs, and facilities cleaning needs. We have an incredible team.

Progress on projects/initiatives:

Continuing to work on route planning for electric buses and the overall "construction" side of the project itself.

Challenges/ Opportunities:

The current crisis... when will "normal" return... what will it look like... will we be on a roller coaster? But, we will get through this.

# Mountain Rides Staff Report

|   |   |
|---|---|
| <u>Date:</u>  | <div>04/15/2020</div>   |
| <u>Staff Member:</u>                                  | <div>Tucker Van Law</div>   |
| <u>Department:</u>                                    | <div>Finance &amp; Administration</div>   |
| <u>Department Highlights from the Previous Month:</u> | <div>Payroll, Fuel, and Maintenance costs, our three largest expenses, continue to stay under budget.</div>   |
| <u>Progress on projects/initiatives:</u>              | <div>While COVID 19 seems to overwhelm our time, regular work is getting done.</div>  |
| <u>Challenges/ Opportunities:</u>                     | <div>Information is changing daily regarding COVID 19. We are working hard to stay on top of the Families First Coronavirus Response Act and the Cares Act.</div> |

# Mountain Rides Staff Report

Date: 04/15/2020

Staff Member: Cece Osborn

Department: Safe Routes to School

Department Highlights from the Previous Month:

ITD is strongly supporting SRTS programs to collaborate on an extensive curriculum project to stay busy and employed throughout the duration of this pandemic.

Progress on projects/initiatives:

- Working on grant applications for 1) NEMT to Twin Falls and 2) enhancing the City of Bellevue's safe routes with paint and signage.
- Beginning to work on statewide curriculum effort.
- Working on establishing a Facebook presence and platform to launch SRTS distance learning activities. If you'd like, please search and follow "Safe Routes Wood River Valley."
- Reorganizing the SRTS budget due to COVID-19 changes.

Challenges/ Opportunities:

COVID-19.

# Mountain Rides Staff Report

Date: April 15, 2020

Staff Member: Wally Morgus

Department: Executive Director

Department Highlights from the Previous Month:

- 1) Organization-wide adjustments & actions re: COVID-19 emergency.
- 2) Grants submitted: i) 2020 ID-DEQ/VW; ii) 5339b Bus Facilities
- 3) Request for Concurrence to Purchase Real Estate (117 Clover Street, Bellevue, ID) submitted to FTA-Seattle.

Progress on projects/initiatives:

Submitted grant -- 5339(b) Bus Facilities -- to ITD/FTA, requesting \$1.6M funding to underwrite expansion and upgrading (re: battery electric fleet) of Bellevue facilities.

Submitted grant -- VW Mitigation Vehicle Replacement Program -- to ID-DEQ, requesting \$2.42M to underwrite local share of the purchase of six (6) battery electric buses and related charging infrastructure; this funding, if awarded, will qualify as our Local Match to 5339(b) and 5339(c) Federal funding (if/when awarded).

Submitted Request for Concurrence ("RfC") to Purchase Real Estate (117 Clover Street, Bellevue, ID) to FTA-Seattle (via ITD-PT Office), Mar 30, 2020. Receipt of same acknowledged by FTA-Seattle. RfC is currently a work-in-process at FTA-Seattle.

Challenges/ Opportunities:

Bellevue land acquisition.

Fleet electrification.

Technology upgrades (CAD/AVL).

FY21/FY22 grant(s) award(s).

Sustainable, consistent long-term funding.



# Mountain Rides Agenda Action Item Summary

Date:

April 15, 2020

From:

Executive Director

Action Item:

5. Approval to Execute Real Estate Purchase and Sale Agreement (117 Clover Street, Bellevue, ID)

Committee Review:

☒ Yes ☐ No

Committee  
Purview:

Finance and Performance

Previously  
discussed at board  
level:

☐ Yes ☒ No

Recommended  
Motion:

I move to authorize the Executive Director to execute the Real Estate Purchase and Sale Agreement, including the Purchase Price of \$232,000 and Contingencies as drafted therein, for real property located at 117 Clover Street, Bellevue, Idaho, County of Blaine, State of Idaho, and legally described as Southern Belle Business Park Lot 5 Block 1.

Fiscal Impact:

\$232,000 capital expenditure: \$185,600 underwritten by FTA/ITD grant; \$46,400 underwritten by local match

Related Policy or  
Procedural Impact:

MRTA Procurement

Background:

Since ~August 2018, MRTA has been negotiating with the Owners for the Purchase & Sale ("P&S") of Property located at 117 Clover Street, Bellevue, Idaho, immediately adjacent to MRTA's Bellevue facility.

Over the past four (4) months, MRTA intensified negotiations with the Owners of the Property, with said negotiations yielding an agreed upon \$232,000 price for the Property. This \$232,000 is MRTA's Offer Price, as memorialized in a Letter of Intent: Purchase of Real Property, 117 Clover Street, Bellevue, Idaho, dated March 4, 2020 and mutually executed March 9, 2020.

MRTA's participants in the extended negotiations included its: i) Executive Director; ii) Director of Finance and Administration; iii) Chair of the Board; and iv) Vice Chair of the Board/Chair of the Finance & Performance Committee.

The P&S Agreement, as well as its precursory Letter of Intent, contains a contingency item: MRTA's gaining Concurrence from the FTA to purchase the Property.

On March 30, 2020, MRTA filed a formal Request for Concurrence with the FTA. On April 7, 2020, at the behest of the FTA's reviewer of MRTA's Request, MRTA filed a revised Request for Concurrence, which amended the original Request with supplemental information as requested by the FTA's reviewer. MRTA anticipates the FTA's notifying MRTA of its decision regarding Concurrence on or about April 30, 2020.

In 2019, the ITD-PT awarded MRTA Federal grant funds of \$232,000, requiring local match funds of \$58,000, for the purpose of acquiring and subsequently generating the plans for developing the Property. The acquisition, as currently contemplated, will expend \$185,600 of grant funds and \$46,400 of local match funds, leaving \$46,400 of grant funds and \$11,600 of local match funds for underwriting the generation of plans for the Property's development.

## REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT ("Agreement") is effective as of the date on which the last party signs the Agreement, by and between, Matthew R. Dohse and Heidi A. Dohse (collectively, "Seller") and Mountain Rides Transportation Authority, a political subdivision created by Joint Powers Agreement pursuant to Idaho Code Section 67-2328 ("Purchaser").

1. **SALE.** Seller, for and in consideration of the payment to be made and the covenants and conditions to be kept and performed, contracts and agrees to sell and convey to Purchaser, and Purchaser agrees to purchase from Seller, real property located at 117 Clover Street, Bellevue, Idaho, County of Blaine, State of Idaho (referred to as the "Property"), legally described as follows: SOUTHERN BELLE BUSINESS PARK LOT 5 BLK 1.

2. **PURCHASE PRICE.** The total purchase price of the Property shall be \$232,000.00 (the "Purchase Price"). Purchaser shall deliver the Purchase Price to the Closing Agent, also identified below, in cash or certified funds.

3. **CONTINGENCIES.** The obligations under this Agreement are expressly contingent upon satisfaction or waiver of the following:

a. Purchaser's acceptance of the condition of title to the Property as described in paragraphs 4 and 5;

b. Purchaser's approval of the results of all inspections Purchaser deems prudent to have conducted at Purchaser's sole expense. Waiver of this contingency is automatic, unless Purchaser gives Seller written notice of Purchaser's inability to satisfy this contingency on or before 5:00 PM MDT, 60 days after mutual execution of this Agreement;

c. Purchaser's ability to obtain the Federal Transit Administration Concurrence ("FTA Concurrence"), or agreement, for Purchaser to proceed with purchasing the Property. Waiver of this contingency is automatic, unless Purchaser gives Seller written notice of Purchaser's inability to satisfy this contingency on or before 5:00 PM MDT, 60 days after the mutual execution of this Agreement. Purchaser, at its sole discretion, may terminate this Agreement should Purchaser determine that the FTA Concurrence cannot be timely obtained to the sole satisfaction of Purchaser.

4. **TITLE; WARRANTY DEED.** Seller shall transfer title to the Property by Warranty Deed, conditioned upon acceptance by the Blaine County Recorder for recording. Subject to the terms and conditions of this Agreement, the parties agree that this Agreement is contingent on title to the Property at Closing being marketable and insurable except for rights reserved in federal patents, state or railroad deeds, building or use restrictions currently of record, building and zoning regulations and ordinances of any government, rights of way, obvious encroachments and easements of record, taxes and assessments for the current year.

5. **TITLE INSURANCE.** Seller shall pay the premium for a Standard Owner's Title Insurance Policy insuring title to the Property in Purchaser's name for the Purchase Price, above, showing marketable and insurable title subject only to the exceptions contained in the title insurance company's standard policy and to other exceptions allowed under paragraph 4.

Purchaser shall pay the additional premium for any extended or additional Policy of Title Insurance. Ten days after mutual execution of this Agreement, Seller shall furnish to Purchaser a proposed Commitment for Title Insurance Policy (the "Commitment") showing the condition of the title to the Property. The Purchaser shall have ten (10) business days after receipt of the Commitment to object in writing to the condition of title to the Property as set forth in the report. If the Purchaser does not object within such period, Purchaser shall be deemed to have accepted the condition of title. If Purchaser timely delivers notice containing a written statement of objections to the condition of title to the other party and the title of the Property is not marketable, Seller shall have ten (10) days to attempt to correct such objections to the condition of title unless otherwise mutually agreed by the parties in writing.

6. **CLOSING.** The Closing shall take place at the offices of Blaine County Title (the "Closing Agent"), with an address of 360 Sun Valley Road, Ketchum, ID 83340, no later than 30 business days after the removal of all Contingencies in Section 3 of this Agreement, unless otherwise agreed by Purchaser and Seller, in advance, in writing. At Closing, Seller shall execute and deliver to the Closing Agent a Warranty Deed for the Property. Purchaser and Seller shall each pay at the time of Closing one half the Closing Agent's fee, costs of recording the Warranty Deed and any other amounts contemplated by this Agreement necessary for Closing, the parties shall pay the title insurance premiums as set out above, in paragraph 5. Taxes and any Owner's Association fees (if applicable) shall be prorated per the time of Closing.

7. **DEFAULT; REMEDIES.** If Closing does not occur in the manner and within the time provided, then the parties shall have the following remedies:

a. If due to a default of Seller, Purchaser shall be entitled to any lawful right and/or remedy available at law.

b. If the Purchaser defaults in the performance of this Agreement by not Closing after waiving all contingencies in breach of this Agreement, then Seller shall be entitled to any lawful right and/or remedy available at law.

8. **INSPECTIONS.** For inspections, Purchaser and Purchaser's independent contractors shall have complete access to the Property. Purchaser shall indemnify Seller and hold Seller harmless from any claims arising out of or related to such inspections. The term "Claims" shall mean and include, but not be limited to any and all attorney fees (including attorney fees on appeal or in bankruptcy court), awards, causes of action, claims, contracts, costs, damages, debts, demands, expenses, injuries, loans, losses, liabilities, litigation, judgments, notes, obligations, recoveries and/or rights, whether for personal injury and/or property damage, known or unknown, contingent or noncontingent, liquidated or unliquidated, asserted or which may be asserted.

9. **WARRANTIES.** Seller represents and warrants that on the date of Closing:

a. There is no equitable, legal or administrative suit, action, arbitration or proceeding pending or threatened against Seller or concerning the Property, or any competing claim to Seller's right, title, interest in and to the Property other than those recorded against the Property in the real property records of Blaine County, Idaho. Seller further represents that to its knowledge, there are no hazardous or dangerous materials stored in or on the Property.

b. The above representations and warranties of the Seller shall be true and correct as of the Closing, shall survive the Closing of this transaction and shall survive the recording of the warranty deed.

10. **REAL ESTATE BROKERS/REPRESENTATION.** Seller and Purchaser are not represented by any real estate agent or broker, and therefore, neither owe a real estate commission because of this transaction. As a result, each party agrees to hold each other harmless and indemnify each other from all claims for a real estate commission arising out of that party's respective conduct.

11. **MISCELLANEOUS PROVISIONS.**

a. **Paragraph Headings.** The headings in this Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this Agreement or any of the provisions of this Agreement.

b. **Provisions Severable.** Every provision of this Agreement is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of the Agreement.

c. **Rights and Remedies Cumulative.** The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by any party shall not preclude nor waive its rights to use any or all other remedies, unless expressly set forth in this Agreement. Any rights provided to the parties under this Agreement are given in addition to any other rights the parties may have by law, statute, ordinance or otherwise, unless expressly set forth in this Agreement.

d. **Attorney Fees.** In the event of any dispute or controversy arising out of any of the terms and conditions of this Agreement, whether an action is commenced, the prevailing party shall be entitled to recover all costs and reasonable attorney fees, including costs and attorney fees on appeal or in bankruptcy court.

e. **Successors and Assigns.** Nothing in this Agreement shall be construed to restrict the assignment or transfer of any interest in this Agreement. This Agreement and its terms and provisions shall inure to the benefit of and be binding upon the successors and assigns of the parties.

f. **Entire Agreement.** This Agreement contains the entire agreement between the parties with respect to the subject matter of this Agreement and supersedes all prior agreements between the parties. No agreements, representations, or warranties, unless expressly set forth in this Agreement, are binding on either party.

g. **Governing Law.** This Agreement shall be governed by, and construed in accordance with, the statutes, laws, legal decisions and rules and regulations of the State of Idaho.

h. **Preparation of Agreement.** No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of the document.

i. **No Waiver.** No waiver of any breach by either party of the terms of this Agreement shall be deemed a waiver of any subsequent breach of the Agreement.

j. Amendment. No amendment of this Agreement shall be effective unless the amendment is in writing, signed by all the parties.

k. Multiple Counterparts and Signatures. Purchaser and Seller may execute this Agreement in multiple counterparts. All multiple counterparts shall be regarded as duplicate originals, each combining to form one original Agreement. An executed version of this Agreement or any document pertinent to this Agreement, which has been signed and transmitted by facsimile or other electronic or mechanical means, shall be deemed an original.

l. Other Documents. The parties agree to execute and deliver such other documents as may be necessary or desirable to carry out the purpose of this Agreement, including executing any documents necessary to obtain the FTA Concurrence.

m. Time of the Essence. Time and timely performance are of the essence.

o. Risk of Loss. Prior to Closing, all risk of loss shall remain with Seller.

**SELLER:**

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Heidi A. Dohse (date)

---

Matthew R. Dohse (date)

**PURCHASER:**

---

Mountain Rides Transportation Authority (date)  
By: Wallace E. Morgus  
Its: Executive Director



March 4, 2020

Heidi & Matt Dohse  
P.O. Box 3688  
Hailey, Idaho 83333-3688

***Letter of Intent: Purchase of Real Property, 117 Clover Street, Bellevue, Idaho***

Dear Heidi & Matt:

Mountain Rides Transportation Authority proposes purchasing the real property located at 117 Clover Street in Bellevue, Idaho ("Property"), pursuant to a Purchase and Sale Agreement ("PSA") to be entered into between Heidi & Matt Dohse ("Seller") and Mountain Rides Transportation Authority ("Buyer"). The anticipated PSA will be structured, in part, according to the following Terms and Conditions:

1. Purchase Price. The Purchase Price for the Property shall be Two-Hundred-Thirty-Two Thousand Dollars (\$232,000.00).
2. Contingency Period and Concurrence. Buyer shall have sixty (60) days following the mutual execution by the Parties of the PSA ("Contingency Period") to obtain a required Federal Transit Administration Concurrence ("FTA Concurrence"), or agreement, for Buyer to proceed with purchasing the Property. At or before the conclusion of the Contingency Period, Buyer, at its sole discretion, may terminate this Agreement and any PSA should Buyer determine that FTA Concurrence cannot be timely obtained.
3. Closing. The Closing Date, as set forth in the PSA, shall be thirty (30) days subsequent to the conclusion of the Contingency Period, or sooner if mutually agreed in writing by the Parties.
4. Condition of Title. Upon conclusion of the Due Diligence Period, as set forth in the PSA, Seller shall cause to be delivered to Buyer a commitment or an Owner's ALTA policy of title insurance together with all documents referred to therein, including plats, covenants, conditions, restrictions, easements. The PSA shall provide the Parties a mechanism for objecting to exceptions and curing objections.
5. Limited Representations and Warranties of Seller. Seller shall provide Buyer with limited representations and warranties, including authority, title, litigation and environmental condition, regarding the Property.
6. Confidentiality. Buyer and Seller agree and acknowledge that any and all information, documents and materials provided or made available to Buyer by Seller, as well as the terms of this Letter of Intent and the fact that Buyer has entered into this Letter of Intent, are proprietary and confidential and will not be disclosed by Buyer or Seller to any third party except as required by law.




7. Additional Considerations. In consideration of the time and expense incurred and to be incurred by Buyer in connection with this Letter of Intent, from the date hereof until the mutual execution of a PSA, or until the parties mutually agree that a PSA cannot or will not be entered into, Seller shall (i) not offer for sale the Property to any party other than Buyer, (ii) not enter into any negotiations with any person or entities for such sale, (iii) suspend all negotiations for such sale with any other persons or entities, and (iv) not take any action to solicit, initiate or encourage any purchase of the Property.

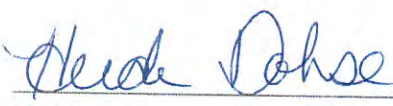
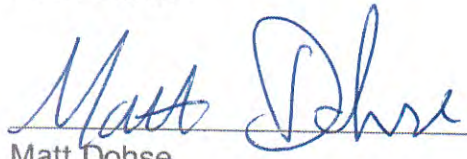
By signature, below, and returning this executed Letter of Intent to Buyer within five (5) business days, Seller acknowledges, agrees and accepts the Terms and Conditions set forth in this Letter of Intent and desires that Buyer proceed with drafting a PSA incorporating said Terms and Conditions. Buyer, upon receipt of the executed Letter of Intent from Seller, will forward to Seller a PSA for review and execution.

**AGREED AND ACCEPTED:**

**BUYER:**

  
\_\_\_\_\_  
Mountain Rides Transportation Authority (date) 3/9/20  
By: Wallace E. Morgus  
Its: Executive Director

**SELLER:**

  
\_\_\_\_\_  
Heidi Dohse (date) 3/9/2020  
  
\_\_\_\_\_  
Matt Dohse (date) 3/9/20



## **MEMORANDUM**

**To:** Idaho Transportation Department – Public Transportation  
Federal Transit Administration – Region 10

**From:** Wally Morgus, Executive Director  
Mountain Rides Transportation Authority *Wally Morgus*

**Date:** March 30, 2020

**Re:** Request for Concurrence re: Administrative Settlement re: Bellevue, Idaho, Land Acquisition

.....

### **Letter of Intent to Purchase & Sell**

Mountain Rides Transportation Authority (“Mountain Rides”) and the Owners of the property located at 117 Clover Street, Bellevue, Idaho 83313 (“Property”), have executed a Letter of Intent (“LOI”) to Purchase (and Sell) said Property. In July 2019, the Property was appraised at One-hundred-forty Thousand Dollars (\$140,000.00). The purchase and sale price agreed in the LOI is Two-hundred-thirty-two Thousand Dollars (\$232,000.00).

### **Good Faith Negotiations & Reasonable Efforts**

Dating back to mid-2018, Mountain Rides has been negotiating, in mutual good faith, with the owners of the Property for the purchase of the Property.

In mid-2018, Mountain Rides’ made an initial (verbal) offer for the Property of One-hundred-thirty-two Thousand Dollars (\$132,000.00), which equaled the then-current appraised value of the Property. The Owners immediately rejected that offer out-of-hand and suggested that the price they were seeking for the Property was a market conforming price, which they perceived and maintained to be well north of the \$132,000 price offered by Mountain Rides.

In Spring 2019, Mountain Rides made a (verbal) offer of One-hundred-sixty Thousand Dollars (\$160,000.00), which was rejected by the Owners.

In late Summer 2019, Mountain Rides made a (verbal) offer of One-hundred-seventy-four Thousand Dollars (\$174,000.00). The Owners rejected this offer.

In December 2019, Mountain Rides and the Owners met. At this meeting the Owners stated that, in order to be motivated to sell the Property, it would require a price for the Property of about Two-hundred-eighty-five Thousand Dollars (\$285,000.00). Mountain Rides took this information under advisement and went back to the drawing board.

In March 2020, Mountain Rides presented the Owners with a Letter of Intent to purchase the Property. Key points in the Letter of Intent include i) a price of Two-hundred-thirty-two Thousand Dollars (\$232,000.00) and ii) an FTA Concurrence contingency. (Please see attached Letter of Intent.) The Owners accepted the LOI as it was presented and executed it.

### **Reasonable, Prudent and In the Public Interest**

Mountain Rides’ purchasing the Property according to the terms set forth in the attached LOI is reasonable, prudent and in the public interest, as follows:



- ♦ The acquisition, at the price stipulated in the LOI, is **reasonable**. While the price is ~\$90K above the most-recent appraised value, the price is reasonable in the context of the dynamics of the micro-market of commercial real estate within proximity of MRTA's existing facility. Further supporting the reasonableness and prudence of this asset's acquisition is scrutinizing it in the context of the marginal amount that said acquisition will contribute to the overall cost basis of the resulting property and facilities thereon that MRTA (and the FTA) will own free simple once the acquired land is merged with MRTA's existing property and facilities (and the sunk costs (investment) therein) on the parcel immediately adjacent to the Property. The acquisition is **reasonable**.
- ♦ The acquisition is **prudent**. Simply put, there is no alternative parcel within reasonable proximity of MRTA's existing facilities for the much-needed expansion of those facilities. The existing facilities were constructed and put in-service in 2016 on a parcel of land "donated" to MRTA by Blaine County, Idaho. The cost basis of the existing facilities approximates \$2.0 million. The requirement for larger facilities is imminent, as Mountain Rides is in a transition to electrifying its fleet, which means the need for an expanded, larger-than-existing indoor garage facility for: i) indoor parking space for 100% of the (battery electric) fleet and ii) indoor space for installing and operating the battery electric bus depot-charging infrastructure. Alternatives (i.e., sites not adjacent to Mountain Rides' existing facilities) to locating the much-needed expanded facilities on the merged parcels (MRTA's existing developed parcel and the Property) will likely be much higher cost and cause much greater disruption of MRTA's business and services. The acquisition is **prudent**.
- ♦ The acquisition (along with the subsequent development of the Property to expand MRTA's existing facilities) is in the **public interest**.
  - Acquisition and subsequent development of the Property likely **represents the most economical option** for meeting Mountain Rides' impending need for expanded facilities in Bellevue, Idaho. This is **in the public – taxpayers and funding partners – interest**.
  - Acquisition and subsequent development of the Property likely **represents the least disruptive option** to Mountain Rides' continuing provision of high-quality, consistent and regular transportation services during (and after) the period of facilities' expansion and retooling. This is **in the public – our riders – interest**.
  - Acquisition and subsequent development of the Property **is required and the best option for accommodating the ongoing electrification of Mountain Rides' fleet**. Mountain Rides requires expanded facilities in Bellevue, Idaho, to store and charge its forthcoming fleet of battery electric buses (BEBs). This fleet of BEBs will benefit the economics of Mountain Rides as well as the environment of Blaine County, Idaho. This is **in the public – community-at-large, taxpayers, funding partners – interest**.

### **Request for Concurrence**

Based on the facts laid out, above, Mountain Rides hereby requests Concurrence from the FTA for the acquisition of the real Property located at 117 Clover Street, Bellevue, Idaho 83313, generally according to the terms set forth in the Letter of Intent attached hereto.

Thank you.

### **Attachments**

Letter of Intent: Purchase of Real Property, 117 Cover Street, Bellevue, Idaho

Appraisal of Real Property: 117 Cover Street, Bellevue, Blaine County, Idaho (*Integra Realty Resources*)

Memo re: Transit Facilities Development Pro Forma (Submitted to ITD/FTA, Aug 2019; Revised Mar 2020)

Aerial View: 117 Clover Street and 120 Clover Street (Mountain Rides' facilities), Bellevue, Idaho



March 4, 2020

Heidi & Matt Dohse  
P.O. Box 3688  
Hailey, Idaho 83333-3688

***Letter of Intent: Purchase of Real Property, 117 Clover Street, Bellevue, Idaho***

Dear Heidi & Matt:

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1. Purchase Price. The Purchase Price for the Property shall be Two-Hundred-Thirty-Two Thousand Dollars (\$232,000.00).
2. Contingency Period and Concurrence. Buyer shall have sixty (60) days following the mutual execution by the Parties of the PSA ("Contingency Period") to obtain a required Federal Transit Administration Concurrence ("FTA Concurrence"), or agreement, for Buyer to proceed with purchasing the Property. At or before the conclusion of the Contingency Period, Buyer, at its sole discretion, may terminate this Agreement and any PSA should Buyer determine that FTA Concurrence cannot be timely obtained.
3. Closing. The Closing Date, as set forth in the PSA, shall be thirty (30) days subsequent to the conclusion of the Contingency Period, or sooner if mutually agreed in writing by the Parties.
4. Condition of Title. Upon conclusion of the Due Diligence Period, as set forth in the PSA, Seller shall cause to be delivered to Buyer a commitment or an Owner's ALTA policy of title insurance together with all documents referred to therein, including plats, covenants, conditions, restrictions, easements. The PSA shall provide the Parties a mechanism for objecting to exceptions and curing objections.
5. Limited Representations and Warranties of Seller. Seller shall provide Buyer with limited representations and warranties, including authority, title, litigation and environmental condition, regarding the Property.
6. Confidentiality. Buyer and Seller agree and acknowledge that any and all information, documents and materials provided or made available to Buyer by Seller, as well as the terms of this Letter of Intent and the fact that Buyer has entered into this Letter of Intent, are proprietary and confidential and will not be disclosed by Buyer or Seller to any third party except as required by law.

7. Additional Considerations. In consideration of the time and expense incurred and to be incurred by Buyer in connection with this Letter of Intent, from the date hereof until the mutual execution of a PSA, or until the parties mutually agree that a PSA cannot or will not be entered into, Seller shall (i) not offer for sale the Property to any party other than Buyer, (ii) not enter into any negotiations with any person or entities for such sale, (iii) suspend all negotiations for such sale with any other persons or entities, and (iv) not take any action to solicit, initiate or encourage any purchase of the Property.

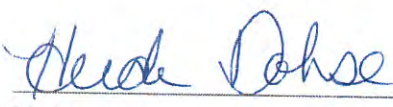
By signature, below, and returning this executed Letter of Intent to Buyer within five (5) business days, Seller acknowledges, agrees and accepts the Terms and Conditions set forth in this Letter of Intent and desires that Buyer proceed with drafting a PSA incorporating said Terms and Conditions. Buyer, upon receipt of the executed Letter of Intent from Seller, will forward to Seller a PSA for review and execution.

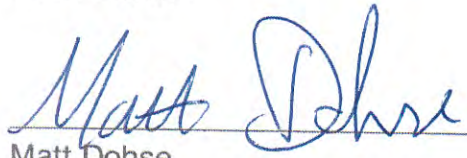
**AGREED AND ACCEPTED:**

**BUYER:**

  
\_\_\_\_\_  
Mountain Rides Transportation Authority (date)  
By: Wallace E. Morgus  
Its: Executive Director

**SELLER:**

  
\_\_\_\_\_  
Heidi Dohse (date)  
3/9/2020

  
\_\_\_\_\_  
Matt Dohse (date)  
3/9/20



**Appraisal of Real Property**

**117 Clover Street**

Vacant Land

Bellevue, Blaine County, Idaho 83313

**Prepared For:**

Mountain Rides Transportation Authority

**Effective Date of the Appraisal:**

July 18, 2019

**Report Format:**

Appraisal Report – Standard Format

**IRR - Boise**

File Number: 163-2019-0214





**117 Clover Street**  
Bellevue, Idaho



August 1, 2019

Tucker Van Law  
Director Finance and Administration  
Mountain Rides Transportation Authority  
PO Box 3091  
Ketchum, ID 83340

SUBJECT:       Market Value Appraisal  
                  117 Clover Street  
                  Bellevue, Blaine County, Idaho 83313  
                  IRR - Boise File No. 163-2019-0214

Dear Mr. Van Law:

Integra Realty Resources – Boise is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value as is of the fee simple interest in the property. The client for the assignment is Mountain Rides Transportation Authority, and the intended use is for property acquisition purposes.

The subject is a parcel of vacant land containing an area of 0.24 acres or 10,560 square feet. The property is zoned LI, Light Industrial, which permits light Industrial use.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and applicable state appraisal regulations.

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

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**Value Conclusion**

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| Appraisal Premise  | Interest Appraised | Date of Value | Value Conclusion |
|--------------------|--------------------|---------------|------------------|
| Market Value As Is | Fee Simple         | July 18, 2019 | \$140,000        |

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**Extraordinary Assumptions and Hypothetical Conditions**

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The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. All information derived from the assessor office is assumed to be accurate.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None.
- 

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

**INTEGRA REALTY RESOURCES - BOISE**



Mr. Brad Janoush, MAI, SRA  
Certified General Appraiser  
Idaho Certificate # CGA-19  
Telephone: 208-472-3181, ext. 107  
Email: bjanoush@irr.com



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## Summary of Salient Facts and Conclusions

|                                       |  |
|---------------------------------------|--|
| Property Name                         | 117 Clover Street                                      |
| Address                               | 117 Clover St.<br>Bellevue, Blaine County, Idaho 83313 |
| Property Type                         | Land - Commercial                                      |
| Owner of Record                       | Matthew R. Dohse                                       |
| Tax ID                                | RPB04090010050   |
| Land Area                             | 0.24 acres; 10,560 SF                                  |
| Zoning Designation                    | LI, Light Industrial                                   |
| Highest and Best Use                  | Light Industrial                                       |
| Exposure Time; Marketing Period       | 24 months; 24 months                                   |
| Effective Date of the Appraisal       | July 18, 2019  |
| Date of the Report                    | August 1, 2019   |
| Property Interest Appraised           | Fee Simple   |
| Sales Comparison Approach             |  |
| Number of Sales                       | 4  |
| Range of Prices per Acre (Unadjusted) | \$13.02 - \$13.75                                      |
| Market Value Conclusion               | \$140,000                      \$13.25/SF              |

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than Mountain Rides Transportation Authority may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

### Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. All information derived from the assessor office is assumed to be accurate.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None.

## General Information

### Identification of Subject

The subject is a parcel of vacant land containing an area of 0.24 acres or 10,560 square feet. The property is zoned LI, Light Industrial, which permits light Industrial use. A legal description of the property is Lot 5 Blk 1, Southern Belle Business Park.

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#### Property Identification

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|                 |   |
|-----------------|---|
| Property Name   | 117 Clover Street                       |
| Address         | 117 Clover St.<br>Bellevue, Idaho 83313 |
| Tax ID          | RPB04090010050                          |
| Owner of Record | Matthew R. Dohse                        |

---

### Sale History

To the best of our knowledge, the property is not subject to an agreement of sale or an option to buy, nor is it listed for sale, as of the effective appraisal date.

### Purpose of the Appraisal

The purpose of the appraisal is to develop an opinion of the market value as is of the fee simple interest in the property as of the effective date of the appraisal, July 18, 2019. The date of the report is August 1, 2019. The appraisal is valid only as of the stated effective date or dates.

### Definition of Market Value

Market value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

*(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[g]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)*

### **Definition of As Is Market Value**

As is market value is defined as, “The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.”

*(Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015); also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77471)*

### **Definition of Property Rights Appraised**

Fee simple estate is defined as, “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

*Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015)*

### **Intended Use and User**

The intended use of the appraisal is for property acquisition purposes. The client and intended user is Mountain Rides Transportation Authority. The appraisal is not intended for any other use or user. No party or parties other than Mountain Rides Transportation Authority may use or rely on the information, opinions, and conclusions contained in this report.

### **Applicable Requirements**

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations;

### **Report Format**

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

## Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. Yes, I have appraised this property for this client one time within the three year period preceding this assignment.

## Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

## Valuation Methodology

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the cost approach, sales comparison approach, and income capitalization approach. Use of the approaches in this assignment is summarized as follows:

| Approaches to Value            |                          |                   |
|--------------------------------|--------------------------|-------------------|
| Approach                       | Applicability to Subject | Use in Assignment |
| Cost Approach                  | Not Applicable           | Not Utilized      |
| Sales Comparison Approach      | Applicable               | Utilized          |
| Income Capitalization Approach | Not Applicable           | Not Utilized      |

We use only the sales comparison approach in developing an opinion of value for the subject. This approach is applicable to the subject because there is an active market for similar properties, and sufficient sales data is available for analysis.

The cost approach is not applicable because there are no improvements that contribute value to the property, and the income approach is not applicable because the subject is not likely to generate rental income in its current state.

## Research and Analysis

The type and extent of our research and analysis is detailed in individual sections of the report. This includes the steps we took to verify comparable sales, which are disclosed in the comparable sale profile sheets in the addenda to the report. Although we make an effort to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

## Inspection

Mr. Brad Janoush, MAI, SRA, conducted an on-site inspection of the property on July 18, 2019.

## Economic Analysis

### Blaine County Area Analysis

Blaine County is located in Idaho approximately 150 miles northeast of Boise, the state capital. It is 2,644 square miles in size and has a population density of 8 persons per square mile.

#### Population

Blaine County has an estimated 2019 population of 22,319, which represents an average annual 0.5% increase over the 2010 census of 21,376. Blaine County added an average of 105 residents per year over the 2010-2019 period, but its annual growth rate lagged the State of Idaho rate of 1.3%.

Looking forward, Blaine County's population is projected to increase at a 0.8% annual rate from 2019-2024, equivalent to the addition of an average of 190 residents per year. Blaine County's growth rate is expected to lag that of Idaho, which is projected to be 1.2%.

#### Population Trends

|                   | Population  |               |                 | Compound Ann. % Chng |             |
|-------------------|-------------|---------------|-----------------|----------------------|-------------|
|                   | 2010 Census | 2019 Estimate | 2024 Projection | 2010 - 2019          | 2019 - 2024 |
| Blaine County, ID | 21,376      | 22,319        | 23,268          | 0.5%                 | 0.8%        |
| Idaho             | 1,567,582   | 1,758,449     | 1,868,416       | 1.3%                 | 1.2%        |
| USA               | 308,745,538 | 329,236,175   | 340,950,101     | 0.7%                 | 0.7%        |

Source: Envionics Analytics

#### Employment

Total employment in Blaine County is currently estimated at 13,137 jobs. Between year-end 2008 and the present, employment declined by 167 jobs, equivalent to a 1.3% loss over the entire period. There were declines in employment in four out of the past ten years, influenced in part by the national economic downturn and slow recovery. Although many areas suffered declines in employment over the last decade, Blaine County underperformed Idaho, which experienced an increase in employment of 17.3% or 109,559 jobs over this period.

A comparison of unemployment rates is another way of gauging an area's economic health. Over the past decade, the Blaine County unemployment rate has been generally lower than that of Idaho, with an average unemployment rate of 5.4% in comparison to a 5.8% rate for Idaho. A lower unemployment rate is a positive indicator.

Recent data shows that the Blaine County unemployment rate is 3.2% in comparison to a 2.8% rate for Idaho, a negative sign that is consistent with the fact that Blaine County has underperformed Idaho in the rate of job growth over the past two years.

**Employment Trends**

| Year                             | Total Employment (Year End) |          |         |          | Unemployment Rate (Ann. Avg.) |       |
|----------------------------------|-----------------------------|----------|---------|----------|-------------------------------|-------|
|                                  | Blaine County               | % Change | Idaho   | % Change | Blaine County                 | Idaho |
| 2008                             | 13,304                      |          | 633,941 |          | 4.0%                          | 5.1%  |
| 2009                             | 12,287                      | -7.6%    | 604,415 | -4.7%    | 8.4%                          | 8.8%  |
| 2010                             | 11,972                      | -2.6%    | 601,838 | -0.4%    | 9.6%                          | 9.0%  |
| 2011                             | 12,019                      | 0.4%     | 606,041 | 0.7%     | 8.7%                          | 8.3%  |
| 2012                             | 12,105                      | 0.7%     | 618,260 | 2.0%     | 7.0%                          | 7.2%  |
| 2013                             | 11,378                      | -6.0%    | 634,492 | 2.6%     | 5.7%                          | 6.1%  |
| 2014                             | 12,160                      | 6.9%     | 648,347 | 2.2%     | 4.5%                          | 4.8%  |
| 2015                             | 12,672                      | 4.2%     | 670,056 | 3.3%     | 3.6%                          | 4.2%  |
| 2016                             | 12,746                      | 0.6%     | 691,475 | 3.2%     | 3.2%                          | 3.8%  |
| 2017                             | 13,212                      | 3.7%     | 711,528 | 2.9%     | 2.6%                          | 3.2%  |
| 2018*                            | 13,137                      | -0.6%    | 743,500 | 4.5%     | 2.3%                          | 2.9%  |
| Overall Change 2008-2018         | -167                        | -1.3%    | 109,559 | 17.3%    |                               |       |
| Avg Unemp. Rate 2008-2018        |                             |          |         |          | 5.4%                          | 5.8%  |
| Unemployment Rate - January 2019 |                             |          |         |          | 3.2%                          | 2.8%  |

\*Total employment data is as of September 2018; unemployment rate data reflects the average of 12 months of 2018.

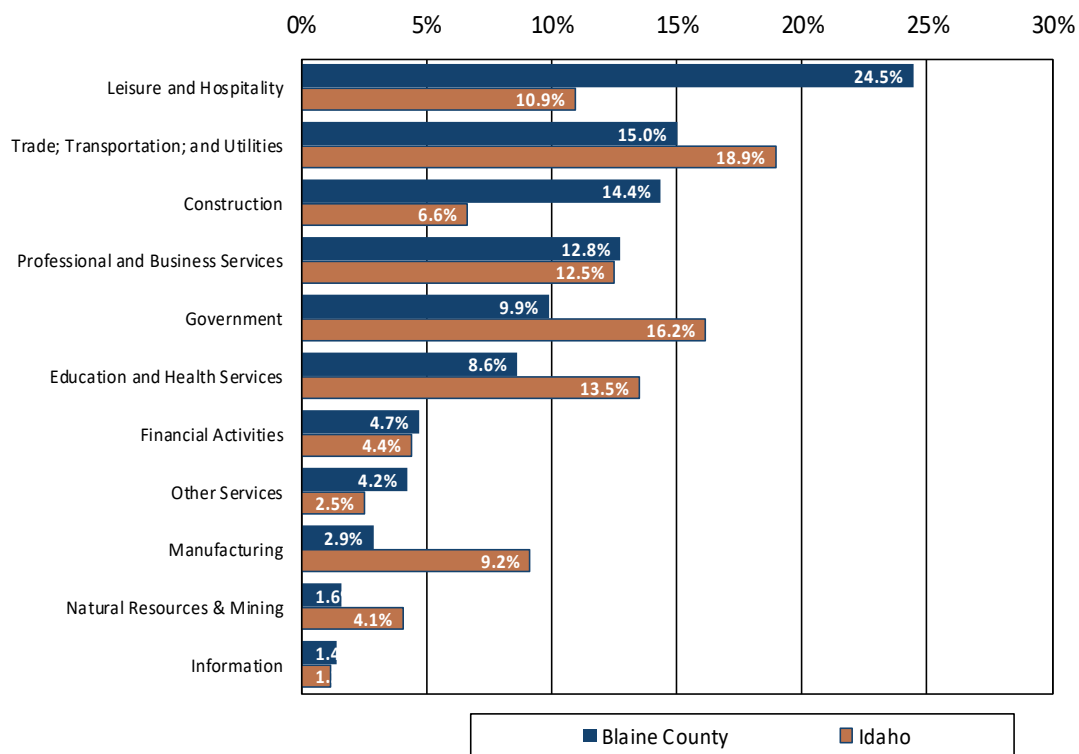
Source: Bureau of Labor Statistics and Economy.com. Employment figures are from the Quarterly Census of Employment and Wages (QCEW).

Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

**Employment Sectors**

The composition of the Blaine County job market is depicted in the following chart, along with that of Idaho. Total employment for both areas is broken down by major employment sector, and the sectors are ranked from largest to smallest based on the percentage of Blaine County jobs in each category.

### Employment Sectors - 2018



Source: Bureau of Labor Statistics and Economy.com

Blaine County has greater concentrations than Idaho in the following employment sectors:

1. Leisure and Hospitality, representing 24.5% of Blaine County payroll employment compared to 10.9% for Idaho as a whole. This sector includes employment in hotels, restaurants, recreation facilities, and arts and cultural institutions.
2. Construction, representing 14.4% of Blaine County payroll employment compared to 6.6% for Idaho as a whole. This sector includes construction of buildings, roads, and utility systems.
3. Professional and Business Services, representing 12.8% of Blaine County payroll employment compared to 12.5% for Idaho as a whole. This sector includes legal, accounting, and engineering firms, as well as management of holding companies.
4. Financial Activities, representing 4.7% of Blaine County payroll employment compared to 4.4% for Idaho as a whole. Banking, insurance, and investment firms are included in this sector, as are real estate owners, managers, and brokers.

Blaine County is underrepresented in the following sectors:

1. Trade; Transportation; and Utilities, representing 15.0% of Blaine County payroll employment compared to 18.9% for Idaho as a whole. This sector includes jobs in retail trade, wholesale trade, trucking, warehousing, and electric, gas, and water utilities.

2. Government, representing 9.9% of Blaine County payroll employment compared to 16.2% for Idaho as a whole. This sector includes employment in local, state, and federal government agencies.
3. Education and Health Services, representing 8.6% of Blaine County payroll employment compared to 13.5% for Idaho as a whole. This sector includes employment in public and private schools, colleges, hospitals, and social service agencies.
4. Manufacturing, representing 2.9% of Blaine County payroll employment compared to 9.2% for Idaho as a whole. This sector includes all establishments engaged in the manufacturing of durable and nondurable goods.

### Major Employers

Major employers in Blaine County are shown in the following table.

| Major Employers - Blaine County, ID |                                       |
|-------------------------------------|---------------------------------------|
|                                     | Name                                  |
| 1                                   | Atkinson's Market                     |
| 2                                   | 180 Connect                           |
| 3                                   | Power Engineers                       |
| 4                                   | Rocky Mountain Hardware               |
| 5                                   | St. Luke's Wood River Medical Center  |
| 6                                   | Sun Valley Lodge aka Sinclair Company |
| 7                                   | Webb Landscape, Inc.                  |
| Source: labor.idaho.gov             |                                       |

### Gross Domestic Product

Gross Domestic Product (GDP) is a measure of economic activity based on the total value of goods and services produced in a defined geographic area. Although GDP figures are not available at the county level, data reported for the State of Idaho is considered to be sufficiently representative of economic activity for Blaine County to be meaningful when compared to the GDP of the United States overall.

Economic growth, as measured by annual changes in GDP, has been similar in Idaho and the United States overall during the past eight years. The State of Idaho has grown at a 2.1% average annual rate while the United States has grown at a 2.1% rate. As the national economy improves, Idaho has recently performed better than the United States. GDP for Idaho rose by 2.4% in 2017 while the United States GDP rose by 2.2%.

Idaho has a per capita GDP of \$39,032, which is 30% less than the United States GDP of \$55,418. This means that Idaho industries and employers are adding relatively less value to the economy than their counterparts in the United States overall.



### Gross Domestic Product

| Year                       | (\$ Mil)<br>Idaho | % Change | (\$ Mil)<br>United States | % Change |
|----------------------------|-------------------|----------|---------------------------|----------|
| 2010                       | 57,907            |          | 15,598,753                |          |
| 2011                       | 57,797            | -0.2%    | 15,840,664                | 1.6%     |
| 2012                       | 57,764            | -0.1%    | 16,197,007                | 2.2%     |
| 2013                       | 59,831            | 3.6%     | 16,495,369                | 1.8%     |
| 2014                       | 61,367            | 2.6%     | 16,899,831                | 2.5%     |
| 2015                       | 63,147            | 2.9%     | 17,386,700                | 2.9%     |
| 2016                       | 65,465            | 3.7%     | 17,659,187                | 1.6%     |
| 2017                       | 67,016            | 2.4%     | 18,050,693                | 2.2%     |
| Compound % Chg (2010-2017) |                   | 2.1%     |                           | 2.1%     |
| GDP Per Capita 2017        | \$39,032          |          | \$55,418                  |          |

Source: Bureau of Economic Analysis and Economy.com; data released September 2018. The release of state and local GDP data has a longer lag time than national data. The data represents inflation-adjusted "real" GDP stated in 2009 dollars.

### Household Income

Blaine County has a higher level of household income than Idaho. Median household income for Blaine County is \$59,892, which is 7.9% greater than the corresponding figure for Idaho.

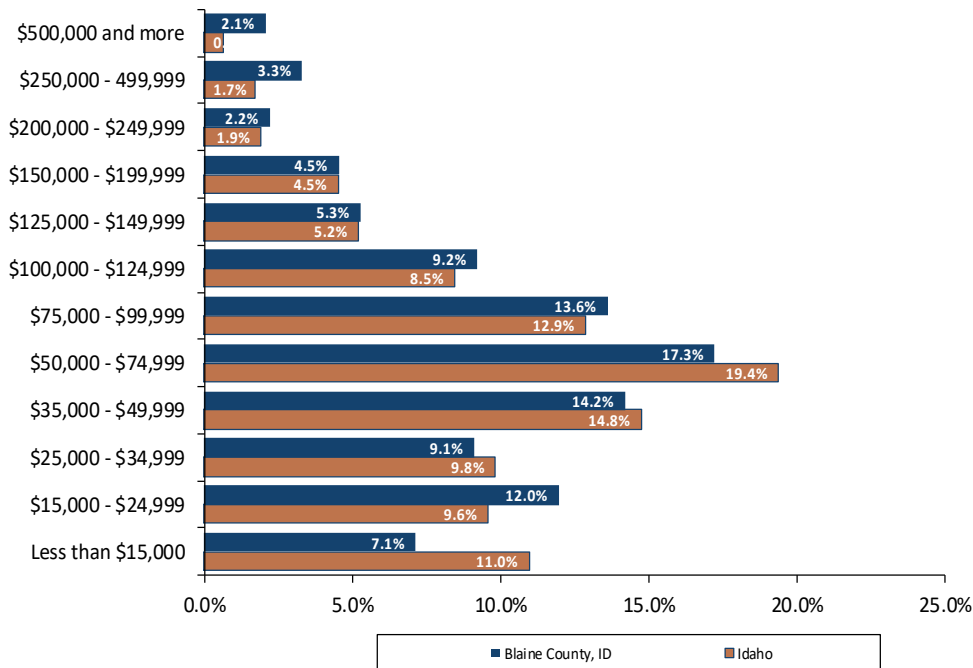
### Median Household Income - 2019

|  | Median   |
|--|----------|
| Blaine County, ID                        | \$59,892 |
| Idaho                                    | \$55,499 |
| Comparison of Blaine County, ID to Idaho | + 7.9%   |

Source: Environics Analytics

The following chart shows the distribution of households across twelve income levels. Blaine County has a greater concentration of households in the higher income levels than Idaho. Specifically, 40% of Blaine County households are at the \$75,000 or greater levels in household income as compared to 35% of Idaho households. A lesser concentration of households is apparent in the middle income levels, as 31% of Blaine County households are between the \$35,000 - \$75,000 levels in household income versus 34% of Idaho households.

## Household Income Distribution - 2019

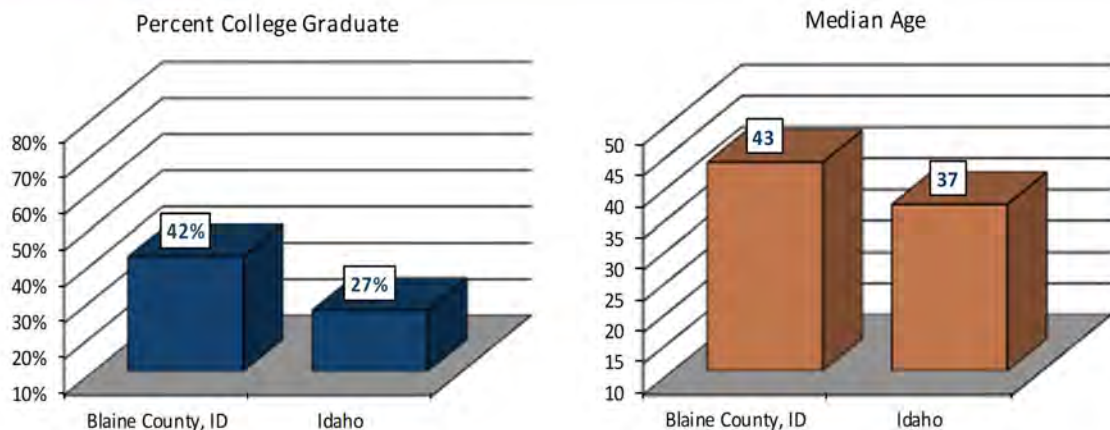


Source: Environics Analytics

## Education and Age

Residents of Blaine County have a higher level of educational attainment than those of Idaho. An estimated 42% of Blaine County residents are college graduates with four-year degrees, versus 27% of Idaho residents. People in Blaine County are older than their Idaho counterparts. The median age for Blaine County is 43 years, while the median age for Idaho is 37 years.

## Education &amp; Age - 2019



Source: Environics Analytics

## Conclusion

The Blaine County economy will benefit from a growing population base and higher income and education levels. Although Blaine County experienced a decline in the number of jobs over the past decade, it has maintained a generally lower unemployment rate than Idaho during this time, which is a positive indicator. We anticipate that the Blaine County economy will improve and employment will grow, strengthening the demand for real estate.

## Real Estate Annual Statistics

The following tables are taken from the local MLS statistical tables relating to various property types.

### Year Over Year Comparison

This Year: 1/1/2019 to 7/30/2019  
Last Year: 1/1/2018 to 7/30/2018  
For: 7/30/2019

| Vacant Land                      |      |              |           |      |              |           |     |                       |           |      |             |           |     |             |           |      |                    |           |
|----------------------------------|------|--------------|-----------|------|--------------|-----------|-----|-----------------------|-----------|------|-------------|-----------|-----|-------------|-----------|------|--------------------|-----------|
| Sub Type: Commercial Land        |      |              |           |      |              |           |     |                       |           |      |             |           |     |             |           |      |                    |           |
|                                  | Area | Total Active |           |      | New Listings |           |     | Number Under Contract |           |      | Number Sold |           |     | Sold Volume |           |      | Average Sale Price |           |
|                                  |      | Last Year    | This Year | PCT  | Last Year    | This Year | PCT | Last Year             | This Year | PCT  | Last Year   | This Year | PCT | Last Year   | This Year | PCT  | Last Year          | This Year |
| Bellevue                         |      | 5            | 2         | -60  | 3            | 1         | -66 | 1                     | 1         | 0    | 0           | 0         | 0   | 0           | 0         | 0    | 0                  | 0         |
| Hailey                           |      | 4            | 8         | +100 | 2            | 3         | +50 | 0                     | 1         | +    | 0           | 1         | +   | 0           | 350,000   | +    | 0                  | 350,000   |
| Ketchum                          |      | 5            | 5         | 0    | 4            | 1         | -75 | 0                     | 0         | 0    | 0           | 0         | 0   | 0           | 0         | 0    | 0                  | 0         |
| Other                            |      | 10           | 8         | -20  | 6            | 1         | -83 | 1                     | 1         | 0    | 1           | 0         | -   | 100,000     | 0         | -    | 100,000            | 0         |
| South Blaine Co                  |      | 5            | 4         | -20  | 0            | 1         | +   | 0                     | 1         | +    | 0           | 0         | 0   | 0           | 0         | 0    | 0                  | 0         |
| Sub Type Totals: Commercial Land |      | 29           | 27        | -6   | 15           | 7         | -53 | 2                     | 4         | +100 | 1           | 1         | 0   | 100,000     | 350,000   | +250 | 100,000            | 350,000   |

### Sold Market Analysis

This Year: 1/1/2019 to 7/30/2019  
Last Year: 1/1/2018 to 7/30/2018  
Report Date: 7/30/2019

| Commercial For Sale        |              |            |           |                |            |            |             |           |            |                   |                   |            |                    |                |            |                 |           |           |
|----------------------------|--------------|------------|-----------|----------------|------------|------------|-------------|-----------|------------|-------------------|-------------------|------------|--------------------|----------------|------------|-----------------|-----------|-----------|
| Sub Type: CS               |              |            |           |                |            |            |             |           |            |                   |                   |            |                    |                |            |                 |           |           |
| Area                       | Total Active |            |           | Days on Market |            |            | Number Sold |           |            | Sold Volume       |                   |            | Average Sale Price |                |            | Percent of List |           |           |
|                            | Last Year    | This Year  | PCT       | Last Year      | This Year  | PCT        | Last Year   | This Year | PCT        | Last Year         | This Year         | PCT        | Last Year          | This Year      | PCT        | Last Year       | This Year | PCT       |
| Bellevue                   | 15           | 10         | -33       | 549            | 622        | +13        | 2           | 3         | +50        | 589,000           | 1,376,500         | +133       | 254,500            | 458,833        | +55        | 97              | 82        | -15       |
| Hailey                     | 32           | 48         | +50       | 709            | 342        | -51        | 9           | 6         | -33        | 4,958,000         | 1,389,000         | -71        | 550,889            | 231,500        | -57        | 86              | 96        | +11       |
| Ketchum                    | 59           | 58         | -1        | 470            | 374        | -20        | 7           | 14        | +100       | 5,278,900         | 16,806,545        | +218       | 754,129            | 1,200,468      | +59        | 94              | 91        | -3        |
| Mackay                     | 0            | 1          | +         | 0              | 228        | +          | 0           | 0         | 0          | 0                 | 0                 | 0          | 0                  | 0              | 0          | 0               | 0         | 0         |
| Other                      | 14           | 9          | -35       | 483            | 177        | -63        | 3           | 2         | -33        | 1,775,000         | 605,000           | -65        | 591,667            | 302,500        | -48        | 95              | 95        | +0        |
| South Blaine Co            | 2            | 5          | +150      | 1070           | 504        | -52        | 1           | 0         | -          | 60,000            | 0                 | -          | 60,000             | 0              | -          | 67              | 0         | -         |
| Warm Springs in Ketchum    | 1            | 3          | +200      | 365            | 212        | -41        | 0           | 0         | 0          | 0                 | 0                 | 0          | 0                  | 0              | 0          | 0               | 0         | 0         |
| <b>Sub Type Totals: CS</b> | <b>123</b>   | <b>134</b> | <b>+8</b> | <b>552</b>     | <b>368</b> | <b>-33</b> | <b>22</b>   | <b>25</b> | <b>+13</b> | <b>12,660,900</b> | <b>20,177,045</b> | <b>+59</b> | <b>575,495</b>     | <b>807,081</b> | <b>+40</b> | <b>92</b>       | <b>90</b> | <b>+3</b> |
| <b>Grand Totals</b>        | <b>123</b>   | <b>134</b> | <b>+8</b> | <b>552</b>     | <b>368</b> | <b>-33</b> | <b>22</b>   | <b>25</b> | <b>+14</b> | <b>12,660,900</b> | <b>20,177,045</b> | <b>+59</b> | <b>575,495</b>     | <b>807,081</b> | <b>+40</b> | <b>92</b>       | <b>90</b> | <b>+2</b> |

The above tables do not specifically segregate just commercial, particularly just commercial, light industrial land. They do provide, however a general overview of commercial activity overall and for specific areas. What these tables indicate is a basic stability for vacant land and commercial land, particularly in the Bellevue and south county area.

## **Surrounding Area Analysis**

### **Location**

The subject is located in the south central area of Bellevue.

### **Access and Linkages**

Primary highway access to the area is via Hwy 75 (Main St.). Public transportation is provided by Mountain Rides and provides access to the metro area of Blaine County. Overall, the primary mode of transportation in the area is the automobile.

### **Land Use**

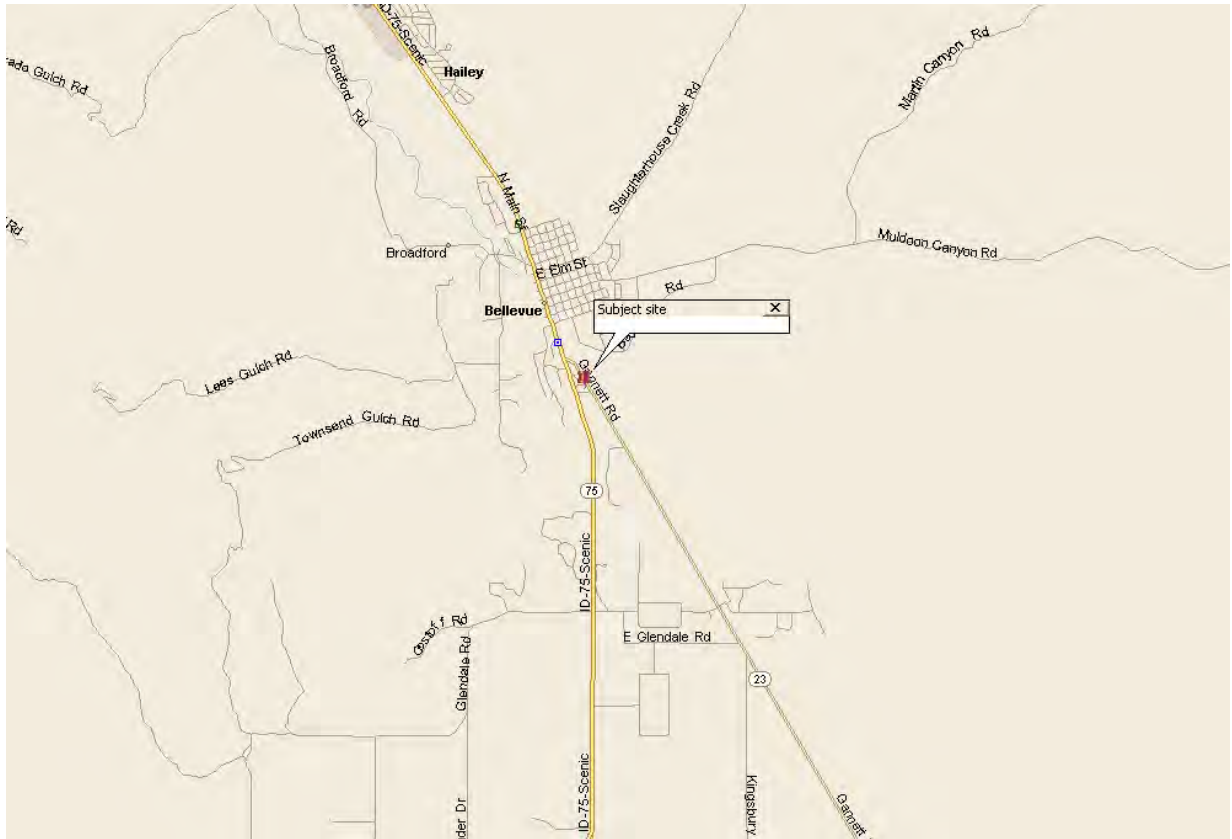
The area is small non-metro/rural in character and approximately 75% developed within the city limits of Bellevue.

Predominant land uses along Hwy 75 (Main St.) are highway oriented commercial along with CBD commercial. During the last five years, development has been predominantly of commercial uses, and has included a new lodging facility. The pace of development has generally been intermittent over this time.

### **Outlook and Conclusions**

The area is in the mature stage of its life cycle. We anticipate that property values will remain stable in the near future.

## Surrounding Area Map



## Property Analysis

### Land Description and Analysis

| Land Description           |  |
|----------------------------|--|
| Land Area                  | 0.24 acres; 10,560 SF                                  |
| Source of Land Area        | Assessor   |
| Primary Street Frontage    | Clover   |
| Shape                      | Basically Rectangular                                  |
| Corner                     | No   |
| Topography                 | Generally level and at street grade                    |
| Drainage                   | No problems reported or observed                       |
| Environmental Hazards      | None reported or observed                              |
| Ground Stability           | No problems reported or observed                       |
| Flood Area Panel Number    | The subject is not located in a designated flood zone. |
| Insurance Required?        | No.  |
| Zoning; Other Regulations  |  |
| Zoning Jurisdiction        | City of Bellevue                                       |
| Zoning Designation         | LI   |
| Description                | Light Industrial                                       |
| Legally Conforming?        | Appears to be legally conforming                       |
| Zoning Change Likely?      | No   |
| Permitted Uses             | Light Industrial, Commercial                           |
| Other Land Use Regulations | None   |
| Utilities                  |  |
| Service                    | Provider   |
| Water                      | City of Bellevue                                       |
| Sewer                      | City of Bellevue                                       |
| Electricity                | Idaho Power  |
| Natural Gas                | Intermountain Gas                                      |
| Local Phone                | Century Link and various cell providers                |

We are not experts in the interpretation of zoning ordinances. An appropriately qualified land use attorney should be engaged if a determination of compliance with zoning is required.

### Easements, Encroachments and Restrictions

We were not provided a current title report to review. We are not aware of any easements, encroachments, or restrictions that would adversely affect value. Our valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

**Conclusion of Land Analysis**

Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses including those permitted by zoning. We are not aware of any other particular restrictions on development.



Subject Site from Clover



Subject Site from Clover



View to west from subject

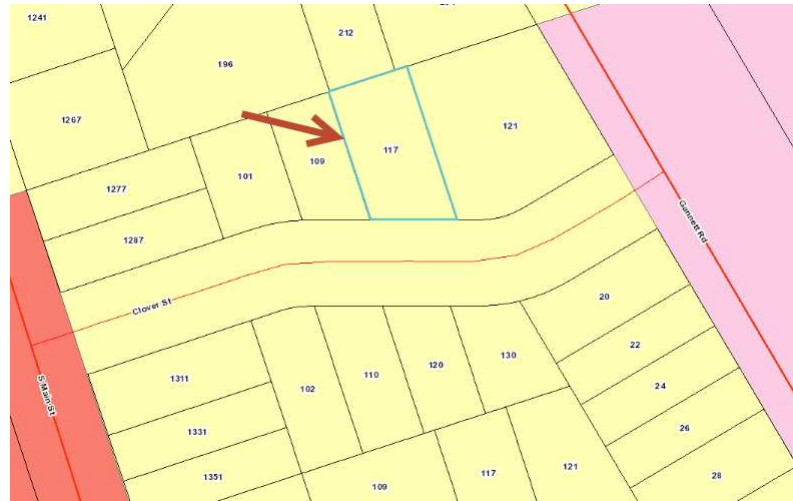


View to east from subject



## Site Plan

### Assessor Plat and Zoning



CITY OF BELLEVUE  
PLANNING & ZONING COMMISSION  
REVISED JANUARY 8, 2014

**Assessor Aerial****Light Industrial (LI)**

The purpose of the Light Industrial district is for lands for light industrial uses that can be designed to operate compatibly in close proximity to adjoining business and residential uses. The district is not intended for residential uses. The Light Industrial zones are currently situated along Highway 75 at the north and south ends of Bellevue. A mix of uses exists in this district including residential, business, light industrial, and heavy industrial. These different uses are co-existing compatibility, however some of the uses may not represent the long-term best use of land that fronts on Highway 75.

Development of a mix of LI uses is important to create a self-sustaining community. Additional LI development is appropriate adjacent to Gannett Road.

As of September, 2015, the current inventory of businesses in LI showed 73 lots with six restricted for a total of 67 lots. The restricted lots include city right of way, Idaho Transportation Department property, and rezoned residential property (acreage is not available).

## Real Estate Taxes

Real estate taxes and assessments for the current tax year are shown in the following table.

| Taxes and Assessments - 2018 |                |              |          |           |                       |                    |       |
|------------------------------|----------------|--------------|----------|-----------|-----------------------|--------------------|-------|
| Tax ID                       | Assessed Value |              |          | Tax Rate  | Taxes and Assessments |                    |       |
|                              | Land           | Improvements | Total    |           | Ad Valorem Taxes      | Direct Assessments | Total |
| RPB04090010050               | \$82,328       | \$0          | \$82,328 | 0.870000% | \$701                 | \$0                | \$701 |

Based on the concluded market value of the subject, the assessed value appears reasonable.

## Highest and Best Use

### Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as vacant, and as improved. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

### As Vacant

#### Physically Possible

The physical characteristics of the site do not appear to impose any unusual restrictions on development. Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses.

#### Legally Permissible

The site is zoned LI, Light Industrial. Permitted uses include any number of uses that would fall in the light industrial use category. This primarily pertains to office/shop, light manufacturing and service commercial type uses. To our knowledge, there are no legal restrictions such as easements or deed restrictions that would effectively limit the use of the property. Given prevailing land use patterns in the area, only light industrial is given further consideration in determining highest and best use of the site, as though vacant.

#### Financially Feasible

Based on our analysis of the market, there is currently adequate demand for light industrial use in the subject's area. It appears that a newly developed LI use on the site would have a value commensurate with its cost. Therefore, LI use is considered to be financially feasible.

#### Maximally Productive

There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than light industrial use. Accordingly, it is our opinion that LI use, developed to the normal market density level permitted by zoning, is the maximally productive use of the property.

### Conclusion

Development of the site for light industrial use is the only use that meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as vacant.

**As Improved**

No improvements are situated on the subject. Therefore, a highest and best analysis as improved is not applicable.

**Most Probable Buyer**

Taking into account the functional utility of the site and area development trends, the probable buyer is a developer or owner user.

# Valuation

## Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

| Approaches to Value            |                          |                   |
|--------------------------------|--------------------------|-------------------|
| Approach                       | Applicability to Subject | Use in Assignment |
| Cost Approach                  | Not Applicable           | Not Utilized      |
| Sales Comparison Approach      | Applicable               | Utilized          |
| Income Capitalization Approach | Not Applicable           | Not Utilized      |



## Sales Comparison Approach

To develop an opinion of the subject's land value, as if vacant and available to be developed to its highest and best use, we utilize the sales comparison approach. This approach develops an indication of value by researching, verifying, and analyzing sales of similar properties.

Our sales research focused on transactions within the following parameters:

- Location: Bellevue and Hailey
- Size: 5,000 to 20,000 SF
- Use: Light industrial or similar
- Transaction Date: 2017-2018

After an extensive search within these parameters, three sales were found in Bellevue within the last 2 years. I have expanded my search into the Hailey market where one meaningful sale was found.

For this analysis, we use price per square foot as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The most relevant sales are summarized in the following table.

**Summary of Comparable Light Industrial Lot Sales**

| Effective Date                   | Jul-19 |                              |                            |                            |                            |
|----------------------------------|--------|------------------------------|----------------------------|----------------------------|----------------------------|
| Comparable                       |        | Sale 1                       | Sale 2                     | Sale 3                     | Sale 4                     |
| Street Address / Location        |        | 4303 Glenbrook Dr.<br>Hailey | 20 Gannett Rd.<br>Bellevue | 1287 S Main St<br>Bellevue | 20 Gannett Rd.<br>Bellevue |
| Area                             |        |                              |                            |                            |                            |
| Assessor Parcel #                |        | RPH04750420140               | RPB04090030050             | RPB04090010020             | RPB04090030080             |
| Sale Date                        |        | Sep-17                       | Aug-18                     | Aug-18                     | Nov-18                     |
| Age of Sale (Months)             |        | 22.6                         | 11.6                       | 11.6                       | 8.6                        |
| Property Rights                  |        | Fee Simple                   | Fee Simple                 | Fee Simple                 | Fee Simple                 |
| Buyer Type                       |        | User                         | User                       | User                       | User                       |
| Sale Price                       |        | \$137,000                    | \$116,500                  | \$110,000                  | \$85,000                   |
| Terms / Financing                |        | Cash to seller               | Cash to seller             | Cash to seller             | Cash to seller             |
| Price Adjustments                |        | \$0                          | \$0                        | \$0                        | \$0                        |
| Analysis Price / Cash Equivalent |        | \$137,000                    | \$116,500                  | \$110,000                  | \$85,000                   |
| Zoning                           |        | LI                           | B/LI                       | B/LI                       | B/LI                       |
| Gross Acreage                    |        | 0.23                         | 0.20                       | 0.18                       | 0.15                       |
| Gross SF                         |        | 10,019                       | 8,810                      | 8,000                      | 6,530                      |
| Utilities                        |        | All available                | All available              | All available              | All available              |
| Price per SF                     |        | \$13.67                      | \$13.22                    | \$13.75                    | \$13.02                    |
| Confirmed By                     |        | BJ                           | BJ                         | BJ                         | BJ                         |
| Confirmed With                   |        | MLS/Selling Broker           | MLS/Selling Broker         | MLS/Selling Broker         | MLS/Selling Broker         |
|                                  |        | Sale 1                       | Sale 2                     | Sale 3                     | Sale 4                     |

## Comparable Land Sales Map







Land Sale 1



Land Sale 2



Land Sale 3



Land Sale 4

### Analysis and Adjustment of Sales

The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

| Adjustment Factor    | Accounts For  | Comments   |
|----------------------|---|--|
| Effective Sale Price | Atypical economics of a transaction, such as demolition cost or expenditures by buyer at time of purchase.  | No adjustment required   |
| Real Property Rights | Fee simple, leased fee, leasehold, partial interest, etc.   | No adjustment required   |
| Financing Terms      | Seller financing, or assumption of existing financing, at non-market terms.                                 | No adjustment required   |
| Conditions of Sale   | Extraordinary motivation of buyer or seller, assemblage, forced sale.                                       | No adjustment required   |
| Market Conditions    | Changes in the economic environment over time that affect the appreciation and depreciation of real estate. | All sales occurred in 2017-2018. Over this rather brief period LI land has been stable, no adjustment is required.   |
| Location             | Market or submarket area influences on sale price; surrounding land use influences.                         | Sale 1 is in the Woodside LI area of Hailey. This area enjoys slightly higher demand than the Southern Belle area of Bellevue. Slight negative adjustment is applied.                          |
| Access/Exposure      | Convenience to transportation facilities; ease of site access; visibility; traffic counts.                  | No adjustment is required.   |
| Size                 | Inverse relationship that often exists between parcel size and unit value.                                  | The sales range in size from .15 to .23 acres with a mean size of .19 acres. The subject site is .24 ac. No adjustment per unit is applied to compensate for these minimal size differentials. |
| Shape and Topography | Primary physical factors that affect the utility of a site for its highest and best use.                    | No adjustment required   |
| Zoning               | Government regulations that affect the types and intensities of uses allowable on a site.                   | No adjustment required   |

| Adjustment Factor | Accounts For   | Comments               |
|-------------------|--|------------------------|
| Entitlements      | The specific level of governmental approvals attained pertaining to development of a site. | No adjustment required |

The following table summarizes the adjustments we make to each sale.

#### Adjustment Grid

|                                    | Sale 1        | Sale 2        | Sale 3        | Sale 4        |
|------------------------------------|---------------|---------------|---------------|---------------|
| <b>Sale Price Per Lot</b>          | \$137,000     | \$116,500     | \$110,000     | \$85,000      |
| <b>Sale Price Per SF</b>           | \$13.67       | \$13.22       | \$13.75       | \$13.02       |
| <b>A) Property Rights Conveyed</b> | 0%            | 0%            | 0%            | 0%            |
| Adjusted Price/AC                  | \$13.67       | \$13.22       | \$13.75       | \$13.02       |
| <b>B) Financing Terms</b>          | 0%            | 0%            | 0%            | 0%            |
| Comments                           | Cash Eq.      | Cash Eq.      | Cash Eq.      | Cash Eq.      |
| Adjusted Price/AC                  | \$13.67       | \$13.22       | \$13.75       | \$13.02       |
| <b>C) Conditions of Sale</b>       | 0%            | 0%            | 0%            | 0%            |
| Comments                           | Typical       | Typical       | Typical       | Typical       |
| Adjusted Price/AC                  | \$13.67       | \$13.22       | \$13.75       | \$13.02       |
| <b>D) Market Conditions (Time)</b> | 0.00%         | 0.00%         | 0.00%         | 0.00%         |
| Age of Sale (Months)               | 22.6          | 11.6          | 11.6          | 8.6           |
| Adjusted Price/AC                  | \$13.67       | \$13.22       | \$13.75       | \$13.02       |
| <b>E) Location</b>                 |               |               |               |               |
| Subdivision Attributes             | -5%           | 0%            | 0%            | 0%            |
| Visibility/Accessibility           | 0%            | 0%            | 0%            | 0%            |
| Water Influence                    | 0%            | 0%            | 0%            | 0%            |
| Net Adjustment                     | -5%           | 0%            | 0%            | 0%            |
| <b>Subtotal Adjustments</b>        | -5%           | 0%            | 0%            | 0%            |
| Adjusted Price                     | \$12.99       | \$13.22       | \$13.75       | \$13.02       |
| <b>K) Site Size / AC</b>           | 0.23          | 0.20          | 0.15          | 0.18          |
| <b>Size Adjustment to Price</b>    | 0.00%         | 0.00%         | -25.00%       | 0.00%         |
| Adjusted Price                     | \$12.99       | \$13.22       | \$10.31       | \$13.02       |
|                                    | <b>Sale 1</b> | <b>Sale 2</b> | <b>Sale 3</b> | <b>Sale 4</b> |
| <b>ADJUSTED PRICE</b>              | \$12.99       | \$13.22       | \$10.31       | \$13.02       |

Prior to adjustment, the sales reflect a range of \$13.02 to \$13.75 per square foot. After adjustment, the range is \$12.99 to \$13.75 per square foot. The adjusted sales indicate a mean value of \$13.25 per square foot. We give equal weight to all the sales and arrive at a land value conclusion as follows:

#### Land Value Conclusion

##### Land Value Conclusion

|                                 |           |
|---------------------------------|-----------|
| Indicated Value per Square foot | \$13.25   |
| Subject Size (SF)               | 10,560.00 |
| Indicated Value                 | \$139,920 |
| Rounded                         | \$140,000 |

## Reconciliation and Conclusion of Value

As discussed previously, we use only the sales comparison approach in developing an opinion of value for the subject. The cost and income approaches are not applicable, and are not used.

Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, our value opinion follows:

| Value Conclusion   |                    |               |                  |
|--------------------|--------------------|---------------|------------------|
| Appraisal Premise  | Interest Appraised | Date of Value | Value Conclusion |
| Market Value As Is | Fee Simple         | July 18, 2019 | \$140,000        |

## Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. All information derived from the assessor office is assumed to be accurate.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None.

## Exposure Time

Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Based on the concluded market value stated previously, it is our opinion that the probable exposure time is 24 months.

## Marketing Period

Marketing time is an estimate of the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. We estimate the subject's marketing period at 24 months.

## Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have appraised this property for this client within the last 3 years preceding the date of this appraisal.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Mr. Brad Janoush, MAI, SRA, made a personal inspection of the property that is the subject of this report.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.

14. As of the date of this report, Mr. Brad Janoush, MAI, SRA has completed the continuing education program for Designated Members of the Appraisal Institute.



Mr. Brad Janoush, MAI, SRA  
Certified General Appraiser  
Idaho Certificate # CGA-19

## Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal



- covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
  8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
  9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
  10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
  11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
  12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
  13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
  14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
  15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
  16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
  17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

- conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
  19. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
  20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. Integra Realty Resources – Boise, Integra Realty Resources, Inc., Integra Strategic Ventures, Inc. and/or any of their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
  21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
  22. Integra Realty Resources – Boise is not a building or environmental inspector. Integra Boise does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
  23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
  24. It is expressly acknowledged that in any action which may be brought against any of the Integra Parties, arising out of, relating to, or in any way pertaining to this engagement, the appraisal reports, and/or any other related work product, the Integra Parties shall not be

- responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further acknowledged that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with intentional misconduct. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.
25. Integra Realty Resources – Boise, an independently owned and operated company, has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
28. The appraisal is also subject to the following:

---

**Extraordinary Assumptions and Hypothetical Conditions**

---

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. All information derived from the assessor office is assumed to be accurate.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None.
-

## **Addendum A**

### **Appraiser Qualifications**

# Brad Janoush, MAI, SRA

## Experience

2006-Present, Director for INTEGRAL REALTY RESOURCES – BOISE.

Actively engaged in real estate valuation and consulting since 1971, involving brokerage, management, financing, developing, promoting and appraisal of real estate.

Appraisal assignments have encompassed all classifications of commercial properties including office buildings, retail commercial, shopping centers, warehouses, and hotels in the States of Idaho, Oregon, Nevada, Montana, Mississippi, Louisiana, Arkansas, Texas, Georgia, and Florida.

Appraisal of industrial properties; both multi-purpose and special purpose in the States of Idaho, South Carolina, Mississippi, Louisiana, Arkansas, Oregon, and Nevada.

Appraisals of numerous multi-family apartment projects in Idaho, Mississippi, Louisiana, Florida, and Arkansas.

Valuation of numerous single family residential subdivisions and condominium projects in Ada County, Canyon County and numerous other locations throughout southern Idaho.

Valuation of numerous retail, office, condominium and motel properties in Blaine County, Idaho.

Acquisition appraisals for the Idaho Department of Transportation and the Ada County Highway District.

Appraisals of numerous recreation properties including recreational subdivisions, condominium developments, and hunting club facilities in Idaho and the Southeast.

Appraisals of numerous fish farming operations in Southern Idaho.

Appraisals of agricultural lands throughout Idaho, Wyoming, Mississippi, Louisiana, Arkansas, and Texas, including ranch, row crop farmlands and timber lands.

Appraisals of numerous conservation and scenic easement properties throughout Idaho.

Prior experience includes:

- Knipe Janoush Knipe, Principal, Boise Idaho.
- Janoush & Associates, Principal, Boise, Idaho.
- L. D. Knapp and Associates, Associate, Boise, Idaho.
- Kindig, Janoush and Associates, Principal, Baton Rouge, Louisiana.
- Leland Speakes, MAI, Associate, Cleveland, Mississippi.

## Professional Activities & Affiliations

Appraisal Institute, Member (MAI)

Idaho Real Estate Appraiser License Board, Member 2009 to present, Chair 2010-2014

## Licenses

Idaho, Certified General Appraiser, CGA-19, Expires August 2019

## Education

Bachelor of Business Administration Degree, University of Mississippi  
Graduate Work- Delta State University

[bjanoush@irr.com](mailto:bjanoush@irr.com) - 208.342.2500

## Integra Realty Resources Boise

RiverWalk Center  
1661 W. Shoreline Drive, Suite 200  
Boise, ID 83702

T 208-342-2500  
F 208-342-2220

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



## Brad Janoush, MAI, SRA

### State Licenses and Certifications



### Certificate of Completion

Brad Janoush, MAI, SRA

*has successfully completed the*

*Valuation of Conservation Easements Certificate Program*

*Portland, Oregon*

*April 28, 2008 – May 2, 2008*

R. Wayne Pugh, MAI, 2008 President, Appraisal Institute

Steve Baugous, ARA, President, American Society of Farm Managers and Rural Appraisers

John D. Willey, FASA, President, American Society of Appraisers



THE CERTIFICATE OF COMPLETION DOES NOT PROVIDE CERTIFICATION OF ANY KIND.

### Integra Realty Resources Boise

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1661 W. Shoreline Drive, Suite 200  
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## About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

*Local Expertise...Nationally!*

# irr.com







## **MEMORANDUM**

**To:** Idaho Transportation Department – Public Transportation  
Federal Transit Administration – Region 10

**From:** Wally Morgus, Executive Director  
Mountain Rides Transportation Authority *Wally Morgus*

**Date:** ~~August 12, 2019~~ **March 12, 2020 REVISED**

**Re:** Bellevue, Idaho, Transit Facilities Development Pro Forma: Scope, Schedule, Budget

.....

### **Introduction**

Mountain Rides Transportation Authority (“Mountain Rides”), encouraged by its record of growth and anticipating more of the same, as well as the conversion of its fleet from diesel-powered buses to battery-electric buses, intends to invest in expanding and upgrading its depot, storage facility and park-and-ride in Bellevue, Idaho.

### **Development Scope**

Mountain Rides anticipates a development project (the “Project”) encompassing the following:

- 1) Acquire the parcel of land to be developed (the “Parcel”). The Parcel, at 117 Clover Street, Bellevue, Blaine County, Idaho, is immediately adjacent to Mountain Rides’ existing depot and park-and-ride facility, at 120 Clover Street, Bellevue, Blaine County, Idaho. The size of the Parcel is approximately 0.24 acres, or 10,560 SF.
- 2) Obtain necessary approvals from the City of Bellevue, Idaho, to develop 117 Clover Street and 120 Clover Street as a contiguous, single parcel. Mountain Rides anticipates that, upon application, the City will readily grant said approvals.
- 3) Construct an approximately 3,600 SF addition to Mountain Rides’ existing depot facility at 120 Clover Street, creating space for additional indoor bus storage and battery electric bus charging stations.
- 4) Improve the balance of the Parcel to include an expanded, paved park-and-ride facility, comprising approximately eighteen (18) parking spaces, including two (2) handicapped parking spaces, and up to six (6) electric vehicle charging stations.

## Development Schedule

Mountain Rides projects a **revised** preliminary schedule for developing the Parcel as follows:

| Date                    | Milestone  | Comments  |
|-------------------------|--|---|
| Jun 30, 2020            | Acquire the Parcel   | P&S Agreement executed;<br>5339 Idaho one-time funding in place (c. Jun 2019)   |
| Mar 31, 2021            | Submit application for FY21 5339(b) Bus & Bus Facilities Grant                     | Project Total : \$ 1,300,000<br>5339(b) Grant : \$ 1,040,000<br>Local Match : \$ 260,000                                  |
| <del>Jun 15, 2021</del> | <del>Submit application for FY21 5339(b) Bus &amp; Bus Facilities Grant</del>      | <del>Project Total : \$ 1,300,000</del><br><del>5339(b) Grant : \$ 1,040,000</del><br><del>Local Match : \$ 260,000</del> |
| <b>Sep 30, 2021</b>     | <b>Receive FY21 5339(b) Bus &amp; Bus Facilities Grant award</b>                   | <b>5339(b) Award: \$ 1,040,000</b>  |
| <b>Sep 30, 2021</b>     | <b>Confirm/Receive Local Match re: FY21 5339(b) Bus &amp; Bus Facilities Award</b> | <b>Local Match: \$ 260,000</b>  |
| Aug 31, 2021            | Obtain development entitlements & approvals  | Entitlements & approvals per City of Bellevue, Idaho  |
| Aug 31, 2021            | Finalize development plans   | Architectural, engineering, utilities, landscape; 5339 Idaho one-time funding in place (c. Jun 2019)                      |
| Oct 31, 2021            | Issue RFP for contractor   | Competitive bid process   |
| Dec 20, 2021            | Select contractor  | Execute construction contract   |
| Apr 15, 2022            | Commence construction  | Weather-permitting  |
| Oct 31, 2022            | Complete construction  |   |
| Nov 15, 2022            | Take occupancy   |   |

## **Development Budget**

Mountain Rides projects a **revised** preliminary budget for developing the Parcel as follows:

| <b>Item</b>   | <b>Funding/(Cost)</b> | <b>Comments</b>                       |
|---|-----------------------|---------------------------------------|
| Idaho 5339 One-time Award                               | \$ 232,000            | For land acquisition & planning       |
| Idaho 5339 One-time Local Match                         | 58,000                | For land acquisition & planning       |
| P&S for the Parcel                                      | ( 232,000)            | P&S executed; Parcel acquired         |
| Pre-development Planning                                | ( 58,000)             | Architectural, engineering, utilities |
| FY21 5339(b) Award                                      | \$ 1,040,000          | For bus facilities construction       |
| FY21 5339(b) Local Match                                | 260,000               | For bus facilities construction       |
| Construction of ~3,600 SF Addition to Bellevue Facility | ( 1,080,000)          | \$300/SF                              |
| Development of Park-and-Ride                            | ( 220,000)            | 18-space facility; adjacent to depot  |

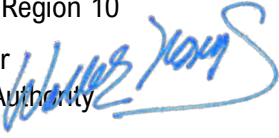
## Aerial: Mountain Rides' Existing Property & Facilities, and the Property





## **MEMORANDUM**

**To:** Idaho Transportation Department – Public Transportation  
Federal Transit Administration – Region 10

**From:** Wally Morgus, Executive Director  
Mountain Rides Transportation Authority 

**Date:** April 7, 2020

**Re:** **REVISED** Request for Concurrence re: Administrative Settlement  
re: Bellevue, Idaho, Land Acquisition

---

### **Letter of Intent to Purchase & Sell**

Mountain Rides Transportation Authority (“Mountain Rides”) and the Owners of the property located at 117 Clover Street, Bellevue, Idaho 83313 (“Property”), have executed a Letter of Intent (“LOI”) to Purchase (and Sell) said Property. For a copy of the executed LOI, please see Attachment A. In July 2019, the Property was appraised at One-hundred-forty Thousand Dollars (\$140,000.00). For a copy of the appraisal, please see Attachment B. The purchase and sale price agreed in the LOI is Two-hundred-thirty-two Thousand Dollars (\$232,000.00).

### **Good Faith Negotiations & Reasonable Efforts**

Dating back to mid-2018, Mountain Rides has been negotiating, in mutual good faith, with the owners of the Property for the purchase of the Property.

In mid-2018, Mountain Rides’ made an initial (verbal) offer for the Property of One-hundred-thirty-two Thousand Dollars (\$132,000.00), which equaled the then-current appraised value of the Property. The Owners immediately rejected that offer out-of-hand and suggested that the price they were seeking for the Property was a market conforming price, which they perceived and maintained to be well north of the \$132,000 price offered by Mountain Rides.

In Spring 2019, Mountain Rides made a (verbal) offer of One-hundred-sixty Thousand Dollars (\$160,000.00), which was rejected by the Owners.

In late Summer 2019, Mountain Rides made a (verbal) offer of One-hundred-seventy-four Thousand Dollars (\$174,000.00). The Owners rejected this offer.

In December 2019, Mountain Rides and the Owners met. At this meeting the Owners stated that, in order to be motivated to sell the Property, it would require a price for the Property of about Two-hundred-eighty-five Thousand Dollars (\$285,000.00). Mountain Rides took this information under advisement and went back to the drawing board.

In March 2020, Mountain Rides presented the Owners with a Letter of Intent to purchase the Property. Key points in the Letter of Intent include i) a price of Two-hundred-thirty-two Thousand Dollars (\$232,000.00) and ii) an FTA Concurrence contingency. (Please see attached Letter of Intent.) The Owners accepted the LOI as it was presented and executed it.

For a calendar of the meetings and teleconferences between Mountain Rides and the Property Owners, please see Attachment C.

## **Reasonable, Prudent and In the Public Interest**

Mountain Rides' purchasing the Property according to the terms set forth in the attached LOI is reasonable, prudent and in the public interest, as follows:

- ♦ The acquisition, at the price stipulated in the LOI, is **reasonable**. While the price is ~\$90K above the most-recent appraised value, the price is reasonable in the context of the dynamics of the micro-market of commercial real estate within proximity of MRTA's existing facility. Further supporting the reasonableness and prudence of this asset's acquisition is scrutinizing it in the context of the marginal amount that said acquisition will contribute to the overall cost basis of the resulting property and facilities thereon that MRTA (and the FTA) will own free simple once the acquired land is merged with MRTA's existing property and facilities (and the sunk costs (investment) therein) on the parcel immediately adjacent to the Property. The acquisition is **reasonable**. For a listing, with details, of comparable vacant land available for sale within relative proximity of Mountain Rides' existing facility, please see Attachment D.
- ♦ The acquisition is **prudent**. Simply put, there is no alternative parcel within reasonable proximity of MRTA's existing facilities for the much-needed expansion of those facilities. The existing facilities were constructed and put in-service in 2016 on a parcel of land "donated" to MRTA by Blaine County, Idaho. The cost basis of the existing facilities approximates \$2.0 million. The requirement for larger facilities is imminent, as Mountain Rides is in a transition to electrifying its fleet, which means the need for an expanded, larger-than-existing indoor garage facility for: i) indoor parking space for 100% of the (battery electric) fleet and ii) indoor space for installing and operating the battery electric bus depot-charging infrastructure. Alternatives (i.e., sites not adjacent to Mountain Rides' existing facilities) to locating the much-needed expanded facilities on the merged parcels (MRTA's existing developed parcel and the Property) will likely be much higher cost and cause much greater disruption of MRTA's business and services. The acquisition is **prudent**.
- ♦ The acquisition (along with the subsequent development of the Property to expand MRTA's existing facilities) is in the **public interest**.
  - Acquisition and subsequent development of the Property likely **represents the most economical option** for meeting Mountain Rides' impending need for expanded facilities in Bellevue, Idaho. This is **in the public – taxpayers and funding partners – interest**.
  - Acquisition and subsequent development of the Property likely **represents the least disruptive option** to Mountain Rides' continuing provision of high-quality, consistent and regular transportation services during (and after) the period of facilities' expansion and retooling. This is **in the public – our riders – interest**.
  - Acquisition and subsequent development of the Property **is required and the best option for accommodating the ongoing electrification of Mountain Rides' fleet**. Mountain Rides requires expanded facilities in Bellevue, Idaho, to store and charge its forthcoming fleet of battery electric buses (BEBs). This fleet of BEBs will benefit the economics of Mountain Rides as well as the environment of Blaine County, Idaho. This is **in the public – community-at-large, taxpayers, funding partners – interest**.

## **Request for Concurrence**

Based on the facts laid out, above, Mountain Rides hereby requests Concurrence from the FTA for the acquisition of the real Property located at 117 Clover Street, Bellevue, Idaho 83313, generally according to the terms set forth in the Letter of Intent attached hereto.

Thank you.

## **Attachments**

- A: Letter of Intent: Purchase of Real Property, 117 Cover Street, Bellevue, Idaho
- B: Appraisal of Real Property: 117 Cover Street, Bellevue, Idaho (*Integra Realty Resources*)
- C: Property Owners & Mountain Rides Meetings & Teleconferences
- D: Comparable Properties in Proximity of Mountain Rides Bellevue Facility
- E: Memo re: Transit Facilities Development Pro Forma (Revised Mar 2020)
- F: Aerial View: 117 Clover Street and 120 Clover Street (Mountain Rides' facilities), Bellevue, Idaho





March 4, 2020

Heidi & Matt Dohse  
P.O. Box 3688  
Hailey, Idaho 83333-3688

***Letter of Intent: Purchase of Real Property, 117 Clover Street, Bellevue, Idaho***

Dear Heidi & Matt:

Mountain Rides Transportation Authority proposes purchasing the real property located at 117 Clover Street in Bellevue, Idaho ("Property"), pursuant to a Purchase and Sale Agreement ("PSA") to be entered into between Heidi & Matt Dohse ("Seller") and Mountain Rides Transportation Authority ("Buyer"). The anticipated PSA will be structured, in part, according to the following Terms and Conditions:

1. Purchase Price. The Purchase Price for the Property shall be Two-Hundred-Thirty-Two Thousand Dollars (\$232,000.00).
2. Contingency Period and Concurrence. Buyer shall have sixty (60) days following the mutual execution by the Parties of the PSA ("Contingency Period") to obtain a required Federal Transit Administration Concurrence ("FTA Concurrence"), or agreement, for Buyer to proceed with purchasing the Property. At or before the conclusion of the Contingency Period, Buyer, at its sole discretion, may terminate this Agreement and any PSA should Buyer determine that FTA Concurrence cannot be timely obtained.
3. Closing. The Closing Date, as set forth in the PSA, shall be thirty (30) days subsequent to the conclusion of the Contingency Period, or sooner if mutually agreed in writing by the Parties.
4. Condition of Title. Upon conclusion of the Due Diligence Period, as set forth in the PSA, Seller shall cause to be delivered to Buyer a commitment or an Owner's ALTA policy of title insurance together with all documents referred to therein, including plats, covenants, conditions, restrictions, easements. The PSA shall provide the Parties a mechanism for objecting to exceptions and curing objections.
5. Limited Representations and Warranties of Seller. Seller shall provide Buyer with limited representations and warranties, including authority, title, litigation and environmental condition, regarding the Property.
6. Confidentiality. Buyer and Seller agree and acknowledge that any and all information, documents and materials provided or made available to Buyer by Seller, as well as the terms of this Letter of Intent and the fact that Buyer has entered into this Letter of Intent, are proprietary and confidential and will not be disclosed by Buyer or Seller to any third party except as required by law.



7. Additional Considerations. In consideration of the time and expense incurred and to be incurred by Buyer in connection with this Letter of Intent, from the date hereof until the mutual execution of a PSA, or until the parties mutually agree that a PSA cannot or will not be entered into, Seller shall (i) not offer for sale the Property to any party other than Buyer, (ii) not enter into any negotiations with any person or entities for such sale, (iii) suspend all negotiations for such sale with any other persons or entities, and (iv) not take any action to solicit, initiate or encourage any purchase of the Property.

By signature, below, and returning this executed Letter of Intent to Buyer within five (5) business days, Seller acknowledges, agrees and accepts the Terms and Conditions set forth in this Letter of Intent and desires that Buyer proceed with drafting a PSA incorporating said Terms and Conditions. Buyer, upon receipt of the executed Letter of Intent from Seller, will forward to Seller a PSA for review and execution.

**AGREED AND ACCEPTED:**

**BUYER:**



3/9/20

Mountain Rides Transportation Authority (date)

By: Wallace E. Morgus

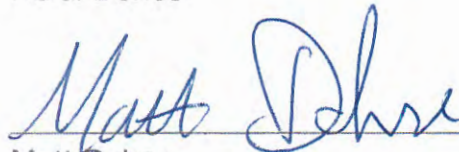
Its: Executive Director

**SELLER:**



3/9/2020

Heidi Dohse (date)



3/9/20  
(date)

Matt Dohse

**Appraisal of Real Property**

**117 Clover Street**

Vacant Land

Bellevue, Blaine County, Idaho 83313

**Prepared For:**

Mountain Rides Transportation Authority

**Effective Date of the Appraisal:**

July 18, 2019

**Report Format:**

Appraisal Report – Standard Format

**IRR - Boise**

File Number: 163-2019-0214







**117 Clover Street**  
Bellevue, Idaho



August 1, 2019

Tucker Van Law  
Director Finance and Administration  
Mountain Rides Transportation Authority  
PO Box 3091  
Ketchum, ID 83340

SUBJECT:       Market Value Appraisal  
                  117 Clover Street  
                  Bellevue, Blaine County, Idaho 83313  
                  IRR - Boise File No. 163-2019-0214

Dear Mr. Van Law:

Integra Realty Resources – Boise is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value as is of the fee simple interest in the property. The client for the assignment is Mountain Rides Transportation Authority, and the intended use is for property acquisition purposes.

The subject is a parcel of vacant land containing an area of 0.24 acres or 10,560 square feet. The property is zoned LI, Light Industrial, which permits light Industrial use.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and applicable state appraisal regulations.

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

---

**Value Conclusion**

---

| Appraisal Premise  | Interest Appraised | Date of Value | Value Conclusion |
|--------------------|--------------------|---------------|------------------|
| Market Value As Is | Fee Simple         | July 18, 2019 | \$140,000        |

---

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**Extraordinary Assumptions and Hypothetical Conditions**

---

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. All information derived from the assessor office is assumed to be accurate.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None.
- 

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

**INTEGRA REALTY RESOURCES - BOISE**



Mr. Brad Janoush, MAI, SRA  
Certified General Appraiser  
Idaho Certificate # CGA-19  
Telephone: 208-472-3181, ext. 107  
Email: bjanoush@irr.com

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## Summary of Salient Facts and Conclusions

|                                       |  |
|---------------------------------------|--|
| Property Name                         | 117 Clover Street                                      |
| Address                               | 117 Clover St.<br>Bellevue, Blaine County, Idaho 83313 |
| Property Type                         | Land - Commercial                                      |
| Owner of Record                       | Matthew R. Dohse                                       |
| Tax ID                                | RPB04090010050   |
| Land Area                             | 0.24 acres; 10,560 SF                                  |
| Zoning Designation                    | LI, Light Industrial                                   |
| Highest and Best Use                  | Light Industrial                                       |
| Exposure Time; Marketing Period       | 24 months; 24 months                                   |
| Effective Date of the Appraisal       | July 18, 2019  |
| Date of the Report                    | August 1, 2019   |
| Property Interest Appraised           | Fee Simple   |
| Sales Comparison Approach             |  |
| Number of Sales                       | 4  |
| Range of Prices per Acre (Unadjusted) | \$13.02 - \$13.75                                      |
| Market Value Conclusion               | \$140,000                      \$13.25/SF              |

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than Mountain Rides Transportation Authority may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

### Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. All information derived from the assessor office is assumed to be accurate.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None.



## General Information

### Identification of Subject

The subject is a parcel of vacant land containing an area of 0.24 acres or 10,560 square feet. The property is zoned LI, Light Industrial, which permits light Industrial use. A legal description of the property is Lot 5 Blk 1, Southern Belle Business Park.

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#### Property Identification

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|                 |   |
|-----------------|---|
| Property Name   | 117 Clover Street                       |
| Address         | 117 Clover St.<br>Bellevue, Idaho 83313 |
| Tax ID          | RPB04090010050                          |
| Owner of Record | Matthew R. Dohse                        |

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### Sale History

To the best of our knowledge, the property is not subject to an agreement of sale or an option to buy, nor is it listed for sale, as of the effective appraisal date.

### Purpose of the Appraisal

The purpose of the appraisal is to develop an opinion of the market value as is of the fee simple interest in the property as of the effective date of the appraisal, July 18, 2019. The date of the report is August 1, 2019. The appraisal is valid only as of the stated effective date or dates.

### Definition of Market Value

Market value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

*(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[g]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)*

### **Definition of As Is Market Value**

As is market value is defined as, “The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.”

*(Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015); also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77471)*

### **Definition of Property Rights Appraised**

Fee simple estate is defined as, “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

*Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015)*

### **Intended Use and User**

The intended use of the appraisal is for property acquisition purposes. The client and intended user is Mountain Rides Transportation Authority. The appraisal is not intended for any other use or user. No party or parties other than Mountain Rides Transportation Authority may use or rely on the information, opinions, and conclusions contained in this report.

### **Applicable Requirements**

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations;

### **Report Format**

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

## Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. Yes, I have appraised this property for this client one time within the three year period preceding this assignment.

## Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

## Valuation Methodology

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the cost approach, sales comparison approach, and income capitalization approach. Use of the approaches in this assignment is summarized as follows:

| Approaches to Value            |                          |                   |
|--------------------------------|--------------------------|-------------------|
| Approach                       | Applicability to Subject | Use in Assignment |
| Cost Approach                  | Not Applicable           | Not Utilized      |
| Sales Comparison Approach      | Applicable               | Utilized          |
| Income Capitalization Approach | Not Applicable           | Not Utilized      |

We use only the sales comparison approach in developing an opinion of value for the subject. This approach is applicable to the subject because there is an active market for similar properties, and sufficient sales data is available for analysis.

The cost approach is not applicable because there are no improvements that contribute value to the property, and the income approach is not applicable because the subject is not likely to generate rental income in its current state.

## Research and Analysis

The type and extent of our research and analysis is detailed in individual sections of the report. This includes the steps we took to verify comparable sales, which are disclosed in the comparable sale profile sheets in the addenda to the report. Although we make an effort to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

## Inspection

Mr. Brad Janoush, MAI, SRA, conducted an on-site inspection of the property on July 18, 2019.

## Economic Analysis

### Blaine County Area Analysis

Blaine County is located in Idaho approximately 150 miles northeast of Boise, the state capital. It is 2,644 square miles in size and has a population density of 8 persons per square mile.

#### Population

Blaine County has an estimated 2019 population of 22,319, which represents an average annual 0.5% increase over the 2010 census of 21,376. Blaine County added an average of 105 residents per year over the 2010-2019 period, but its annual growth rate lagged the State of Idaho rate of 1.3%.

Looking forward, Blaine County's population is projected to increase at a 0.8% annual rate from 2019-2024, equivalent to the addition of an average of 190 residents per year. Blaine County's growth rate is expected to lag that of Idaho, which is projected to be 1.2%.

#### Population Trends

|                   | Population  |               |                 | Compound Ann. % Chng |             |
|-------------------|-------------|---------------|-----------------|----------------------|-------------|
|                   | 2010 Census | 2019 Estimate | 2024 Projection | 2010 - 2019          | 2019 - 2024 |
| Blaine County, ID | 21,376      | 22,319        | 23,268          | 0.5%                 | 0.8%        |
| Idaho             | 1,567,582   | 1,758,449     | 1,868,416       | 1.3%                 | 1.2%        |
| USA               | 308,745,538 | 329,236,175   | 340,950,101     | 0.7%                 | 0.7%        |

Source: Envionics Analytics

#### Employment

Total employment in Blaine County is currently estimated at 13,137 jobs. Between year-end 2008 and the present, employment declined by 167 jobs, equivalent to a 1.3% loss over the entire period. There were declines in employment in four out of the past ten years, influenced in part by the national economic downturn and slow recovery. Although many areas suffered declines in employment over the last decade, Blaine County underperformed Idaho, which experienced an increase in employment of 17.3% or 109,559 jobs over this period.

A comparison of unemployment rates is another way of gauging an area's economic health. Over the past decade, the Blaine County unemployment rate has been generally lower than that of Idaho, with an average unemployment rate of 5.4% in comparison to a 5.8% rate for Idaho. A lower unemployment rate is a positive indicator.

Recent data shows that the Blaine County unemployment rate is 3.2% in comparison to a 2.8% rate for Idaho, a negative sign that is consistent with the fact that Blaine County has underperformed Idaho in the rate of job growth over the past two years.

**Employment Trends**

| Year                             | Total Employment (Year End) |          |         |          | Unemployment Rate (Ann. Avg.) |       |
|----------------------------------|-----------------------------|----------|---------|----------|-------------------------------|-------|
|                                  | Blaine County               | % Change | Idaho   | % Change | Blaine County                 | Idaho |
| 2008                             | 13,304                      |          | 633,941 |          | 4.0%                          | 5.1%  |
| 2009                             | 12,287                      | -7.6%    | 604,415 | -4.7%    | 8.4%                          | 8.8%  |
| 2010                             | 11,972                      | -2.6%    | 601,838 | -0.4%    | 9.6%                          | 9.0%  |
| 2011                             | 12,019                      | 0.4%     | 606,041 | 0.7%     | 8.7%                          | 8.3%  |
| 2012                             | 12,105                      | 0.7%     | 618,260 | 2.0%     | 7.0%                          | 7.2%  |
| 2013                             | 11,378                      | -6.0%    | 634,492 | 2.6%     | 5.7%                          | 6.1%  |
| 2014                             | 12,160                      | 6.9%     | 648,347 | 2.2%     | 4.5%                          | 4.8%  |
| 2015                             | 12,672                      | 4.2%     | 670,056 | 3.3%     | 3.6%                          | 4.2%  |
| 2016                             | 12,746                      | 0.6%     | 691,475 | 3.2%     | 3.2%                          | 3.8%  |
| 2017                             | 13,212                      | 3.7%     | 711,528 | 2.9%     | 2.6%                          | 3.2%  |
| 2018*                            | 13,137                      | -0.6%    | 743,500 | 4.5%     | 2.3%                          | 2.9%  |
| Overall Change 2008-2018         | -167                        | -1.3%    | 109,559 | 17.3%    |                               |       |
| Avg Unemp. Rate 2008-2018        |                             |          |         |          | 5.4%                          | 5.8%  |
| Unemployment Rate - January 2019 |                             |          |         |          | 3.2%                          | 2.8%  |

\*Total employment data is as of September 2018; unemployment rate data reflects the average of 12 months of 2018.

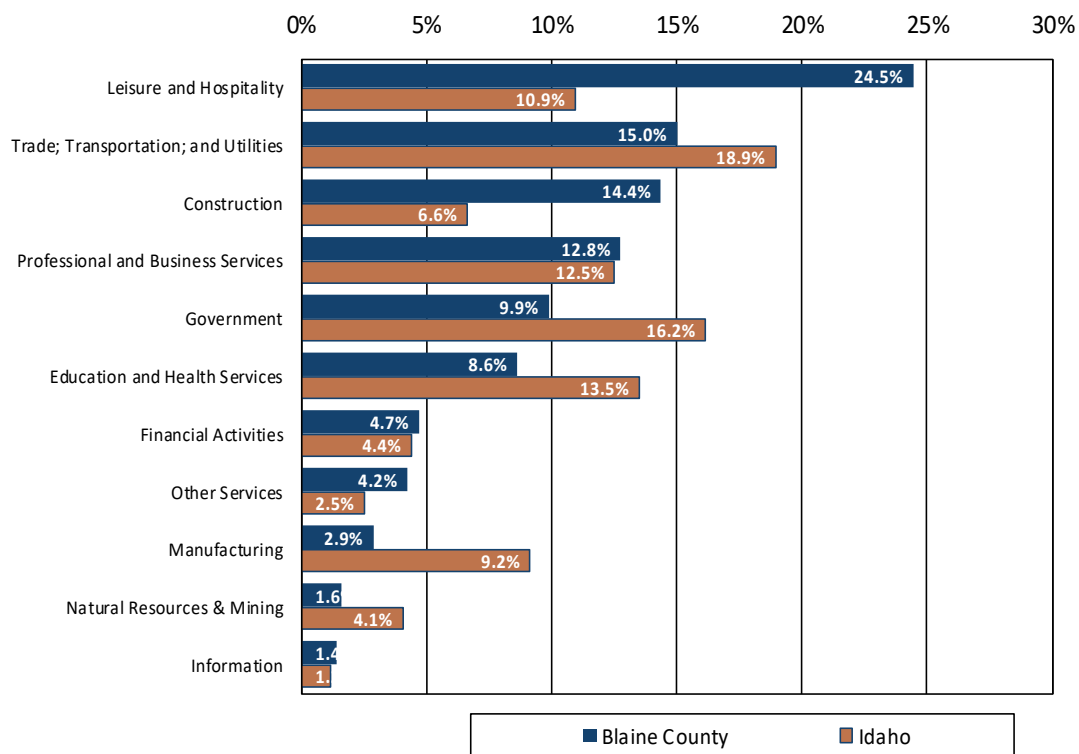
Source: Bureau of Labor Statistics and Economy.com. Employment figures are from the Quarterly Census of Employment and Wages (QCEW).

Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

**Employment Sectors**

The composition of the Blaine County job market is depicted in the following chart, along with that of Idaho. Total employment for both areas is broken down by major employment sector, and the sectors are ranked from largest to smallest based on the percentage of Blaine County jobs in each category.

### Employment Sectors - 2018



Source: Bureau of Labor Statistics and Economy.com

Blaine County has greater concentrations than Idaho in the following employment sectors:

1. Leisure and Hospitality, representing 24.5% of Blaine County payroll employment compared to 10.9% for Idaho as a whole. This sector includes employment in hotels, restaurants, recreation facilities, and arts and cultural institutions.
2. Construction, representing 14.4% of Blaine County payroll employment compared to 6.6% for Idaho as a whole. This sector includes construction of buildings, roads, and utility systems.
3. Professional and Business Services, representing 12.8% of Blaine County payroll employment compared to 12.5% for Idaho as a whole. This sector includes legal, accounting, and engineering firms, as well as management of holding companies.
4. Financial Activities, representing 4.7% of Blaine County payroll employment compared to 4.4% for Idaho as a whole. Banking, insurance, and investment firms are included in this sector, as are real estate owners, managers, and brokers.

Blaine County is underrepresented in the following sectors:

1. Trade; Transportation; and Utilities, representing 15.0% of Blaine County payroll employment compared to 18.9% for Idaho as a whole. This sector includes jobs in retail trade, wholesale trade, trucking, warehousing, and electric, gas, and water utilities.

2. Government, representing 9.9% of Blaine County payroll employment compared to 16.2% for Idaho as a whole. This sector includes employment in local, state, and federal government agencies.
3. Education and Health Services, representing 8.6% of Blaine County payroll employment compared to 13.5% for Idaho as a whole. This sector includes employment in public and private schools, colleges, hospitals, and social service agencies.
4. Manufacturing, representing 2.9% of Blaine County payroll employment compared to 9.2% for Idaho as a whole. This sector includes all establishments engaged in the manufacturing of durable and nondurable goods.

### Major Employers

Major employers in Blaine County are shown in the following table.

| Major Employers - Blaine County, ID |                                       |
|-------------------------------------|---------------------------------------|
|                                     | Name                                  |
| 1                                   | Atkinson's Market                     |
| 2                                   | 180 Connect                           |
| 3                                   | Power Engineers                       |
| 4                                   | Rocky Mountain Hardware               |
| 5                                   | St. Luke's Wood River Medical Center  |
| 6                                   | Sun Valley Lodge aka Sinclair Company |
| 7                                   | Webb Landscape, Inc.                  |
| Source: labor.idaho.gov             |                                       |

### Gross Domestic Product

Gross Domestic Product (GDP) is a measure of economic activity based on the total value of goods and services produced in a defined geographic area. Although GDP figures are not available at the county level, data reported for the State of Idaho is considered to be sufficiently representative of economic activity for Blaine County to be meaningful when compared to the GDP of the United States overall.

Economic growth, as measured by annual changes in GDP, has been similar in Idaho and the United States overall during the past eight years. The State of Idaho has grown at a 2.1% average annual rate while the United States has grown at a 2.1% rate. As the national economy improves, Idaho has recently performed better than the United States. GDP for Idaho rose by 2.4% in 2017 while the United States GDP rose by 2.2%.

Idaho has a per capita GDP of \$39,032, which is 30% less than the United States GDP of \$55,418. This means that Idaho industries and employers are adding relatively less value to the economy than their counterparts in the United States overall.

### Gross Domestic Product

| Year                       | (\$ Mil)<br>Idaho | % Change | (\$ Mil)<br>United States | % Change |
|----------------------------|-------------------|----------|---------------------------|----------|
| 2010                       | 57,907            |          | 15,598,753                |          |
| 2011                       | 57,797            | -0.2%    | 15,840,664                | 1.6%     |
| 2012                       | 57,764            | -0.1%    | 16,197,007                | 2.2%     |
| 2013                       | 59,831            | 3.6%     | 16,495,369                | 1.8%     |
| 2014                       | 61,367            | 2.6%     | 16,899,831                | 2.5%     |
| 2015                       | 63,147            | 2.9%     | 17,386,700                | 2.9%     |
| 2016                       | 65,465            | 3.7%     | 17,659,187                | 1.6%     |
| 2017                       | 67,016            | 2.4%     | 18,050,693                | 2.2%     |
| Compound % Chg (2010-2017) |                   | 2.1%     |                           | 2.1%     |
| GDP Per Capita 2017        | \$39,032          |          | \$55,418                  |          |

Source: Bureau of Economic Analysis and Economy.com; data released September 2018. The release of state and local GDP data has a longer lag time than national data. The data represents inflation-adjusted "real" GDP stated in 2009 dollars.

### Household Income

Blaine County has a higher level of household income than Idaho. Median household income for Blaine County is \$59,892, which is 7.9% greater than the corresponding figure for Idaho.

### Median Household Income - 2019

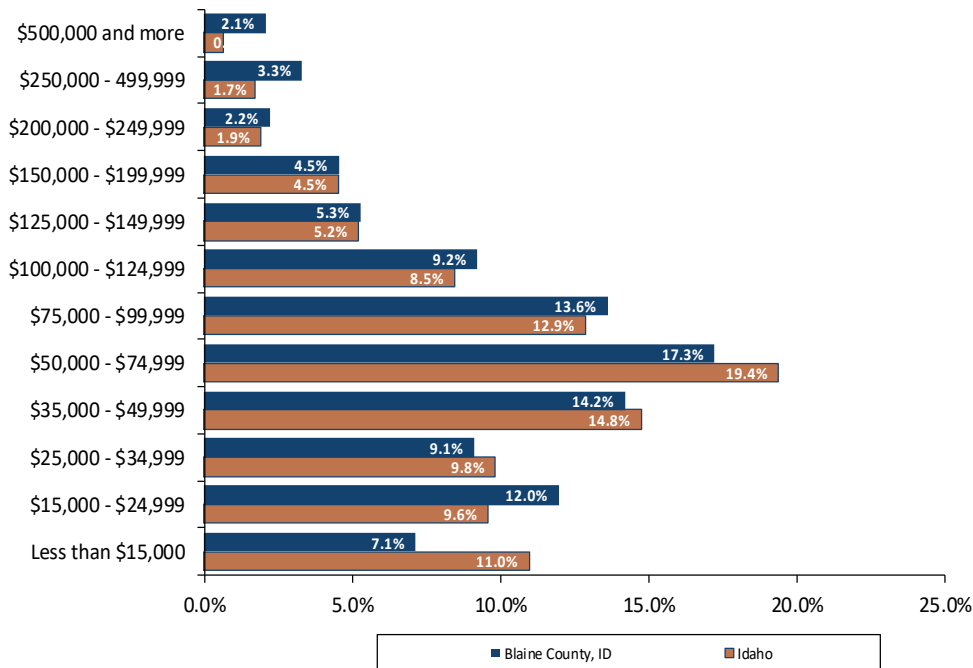
|  | Median   |
|--|----------|
| Blaine County, ID                        | \$59,892 |
| Idaho                                    | \$55,499 |
| Comparison of Blaine County, ID to Idaho | + 7.9%   |

Source: Environics Analytics

The following chart shows the distribution of households across twelve income levels. Blaine County has a greater concentration of households in the higher income levels than Idaho. Specifically, 40% of Blaine County households are at the \$75,000 or greater levels in household income as compared to 35% of Idaho households. A lesser concentration of households is apparent in the middle income levels, as 31% of Blaine County households are between the \$35,000 - \$75,000 levels in household income versus 34% of Idaho households.



## Household Income Distribution - 2019

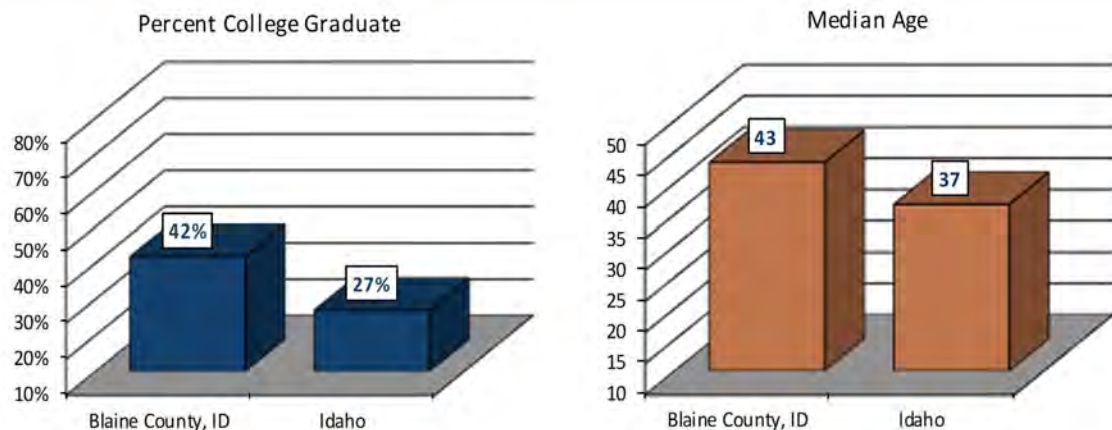


Source: Environics Analytics

## Education and Age

Residents of Blaine County have a higher level of educational attainment than those of Idaho. An estimated 42% of Blaine County residents are college graduates with four-year degrees, versus 27% of Idaho residents. People in Blaine County are older than their Idaho counterparts. The median age for Blaine County is 43 years, while the median age for Idaho is 37 years.

## Education &amp; Age - 2019



Source: Environics Analytics

## Conclusion

The Blaine County economy will benefit from a growing population base and higher income and education levels. Although Blaine County experienced a decline in the number of jobs over the past decade, it has maintained a generally lower unemployment rate than Idaho during this time, which is a positive indicator. We anticipate that the Blaine County economy will improve and employment will grow, strengthening the demand for real estate.

## Real Estate Annual Statistics

The following tables are taken from the local MLS statistical tables relating to various property types.

### Year Over Year Comparison

This Year: 1/1/2019 to 7/30/2019  
Last Year: 1/1/2018 to 7/30/2018  
For: 7/30/2019

| Vacant Land                      |      |              |           |      |              |           |     |                       |           |      |             |           |     |             |           |      |                    |           |
|----------------------------------|------|--------------|-----------|------|--------------|-----------|-----|-----------------------|-----------|------|-------------|-----------|-----|-------------|-----------|------|--------------------|-----------|
| Sub Type: Commercial Land        |      |              |           |      |              |           |     |                       |           |      |             |           |     |             |           |      |                    |           |
|                                  | Area | Total Active |           |      | New Listings |           |     | Number Under Contract |           |      | Number Sold |           |     | Sold Volume |           |      | Average Sale Price |           |
|                                  |      | Last Year    | This Year | PCT  | Last Year    | This Year | PCT | Last Year             | This Year | PCT  | Last Year   | This Year | PCT | Last Year   | This Year | PCT  | Last Year          | This Year |
| Bellevue                         |      | 5            | 2         | -60  | 3            | 1         | -66 | 1                     | 1         | 0    | 0           | 0         | 0   | 0           | 0         | 0    | 0                  | 0         |
| Hailey                           |      | 4            | 8         | +100 | 2            | 3         | +50 | 0                     | 1         | +    | 0           | 1         | +   | 0           | 350,000   | +    | 0                  | 350,000   |
| Ketchum                          |      | 5            | 5         | 0    | 4            | 1         | -75 | 0                     | 0         | 0    | 0           | 0         | 0   | 0           | 0         | 0    | 0                  | 0         |
| Other                            |      | 10           | 8         | -20  | 6            | 1         | -83 | 1                     | 1         | 0    | 1           | 0         | -   | 100,000     | 0         | -    | 100,000            | 0         |
| South Blaine Co                  |      | 5            | 4         | -20  | 0            | 1         | +   | 0                     | 1         | +    | 0           | 0         | 0   | 0           | 0         | 0    | 0                  | 0         |
| Sub Type Totals: Commercial Land |      | 29           | 27        | -6   | 15           | 7         | -53 | 2                     | 4         | +100 | 1           | 1         | 0   | 100,000     | 350,000   | +250 | 100,000            | 350,000   |

### Sold Market Analysis

This Year: 1/1/2019 to 7/30/2019  
Last Year: 1/1/2018 to 7/30/2018  
Report Date: 7/30/2019

| Commercial For Sale        |              |            |           |                |            |            |             |           |            |                   |                   |            |                    |                |            |                 |           |           |
|----------------------------|--------------|------------|-----------|----------------|------------|------------|-------------|-----------|------------|-------------------|-------------------|------------|--------------------|----------------|------------|-----------------|-----------|-----------|
| Sub Type: CS               |              |            |           |                |            |            |             |           |            |                   |                   |            |                    |                |            |                 |           |           |
| Area                       | Total Active |            |           | Days on Market |            |            | Number Sold |           |            | Sold Volume       |                   |            | Average Sale Price |                |            | Percent of List |           |           |
|                            | Last Year    | This Year  | PCT       | Last Year      | This Year  | PCT        | Last Year   | This Year | PCT        | Last Year         | This Year         | PCT        | Last Year          | This Year      | PCT        | Last Year       | This Year | PCT       |
| Bellevue                   | 15           | 10         | -33       | 549            | 622        | +13        | 2           | 3         | +50        | 589,000           | 1,376,500         | +133       | 254,500            | 458,833        | +55        | 97              | 82        | -15       |
| Hailey                     | 32           | 48         | +50       | 709            | 342        | -51        | 9           | 6         | -33        | 4,958,000         | 1,389,000         | -71        | 550,889            | 231,500        | -57        | 86              | 96        | +11       |
| Ketchum                    | 59           | 58         | -1        | 470            | 374        | -20        | 7           | 14        | +100       | 5,278,900         | 16,806,545        | +218       | 754,129            | 1,200,468      | +59        | 94              | 91        | -3        |
| Mackay                     | 0            | 1          | +         | 0              | 228        | +          | 0           | 0         | 0          | 0                 | 0                 | 0          | 0                  | 0              | 0          | 0               | 0         | 0         |
| Other                      | 14           | 9          | -35       | 483            | 177        | -63        | 3           | 2         | -33        | 1,775,000         | 605,000           | -65        | 591,667            | 302,500        | -48        | 95              | 95        | +0        |
| South Blaine Co            | 2            | 5          | +150      | 1070           | 504        | -52        | 1           | 0         | -          | 60,000            | 0                 | -          | 60,000             | 0              | -          | 67              | 0         | -         |
| Warm Springs in Ketchum    | 1            | 3          | +200      | 365            | 212        | -41        | 0           | 0         | 0          | 0                 | 0                 | 0          | 0                  | 0              | 0          | 0               | 0         | 0         |
| <b>Sub Type Totals: CS</b> | <b>123</b>   | <b>134</b> | <b>+8</b> | <b>552</b>     | <b>368</b> | <b>-33</b> | <b>22</b>   | <b>25</b> | <b>+13</b> | <b>12,660,900</b> | <b>20,177,045</b> | <b>+59</b> | <b>575,495</b>     | <b>807,081</b> | <b>+40</b> | <b>92</b>       | <b>90</b> | <b>+3</b> |
| <b>Grand Totals</b>        | <b>123</b>   | <b>134</b> | <b>+8</b> | <b>552</b>     | <b>368</b> | <b>-33</b> | <b>22</b>   | <b>25</b> | <b>+14</b> | <b>12,660,900</b> | <b>20,177,045</b> | <b>+59</b> | <b>575,495</b>     | <b>807,081</b> | <b>+40</b> | <b>92</b>       | <b>90</b> | <b>+2</b> |

The above tables do not specifically segregate just commercial, particularly just commercial, light industrial land. They do provide, however a general overview of commercial activity overall and for specific areas. What these tables indicate is a basic stability for vacant land and commercial land, particularly in the Bellevue and south county area.

## **Surrounding Area Analysis**

### **Location**

The subject is located in the south central area of Bellevue.

### **Access and Linkages**

Primary highway access to the area is via Hwy 75 (Main St.). Public transportation is provided by Mountain Rides and provides access to the metro area of Blaine County. Overall, the primary mode of transportation in the area is the automobile.

### **Land Use**

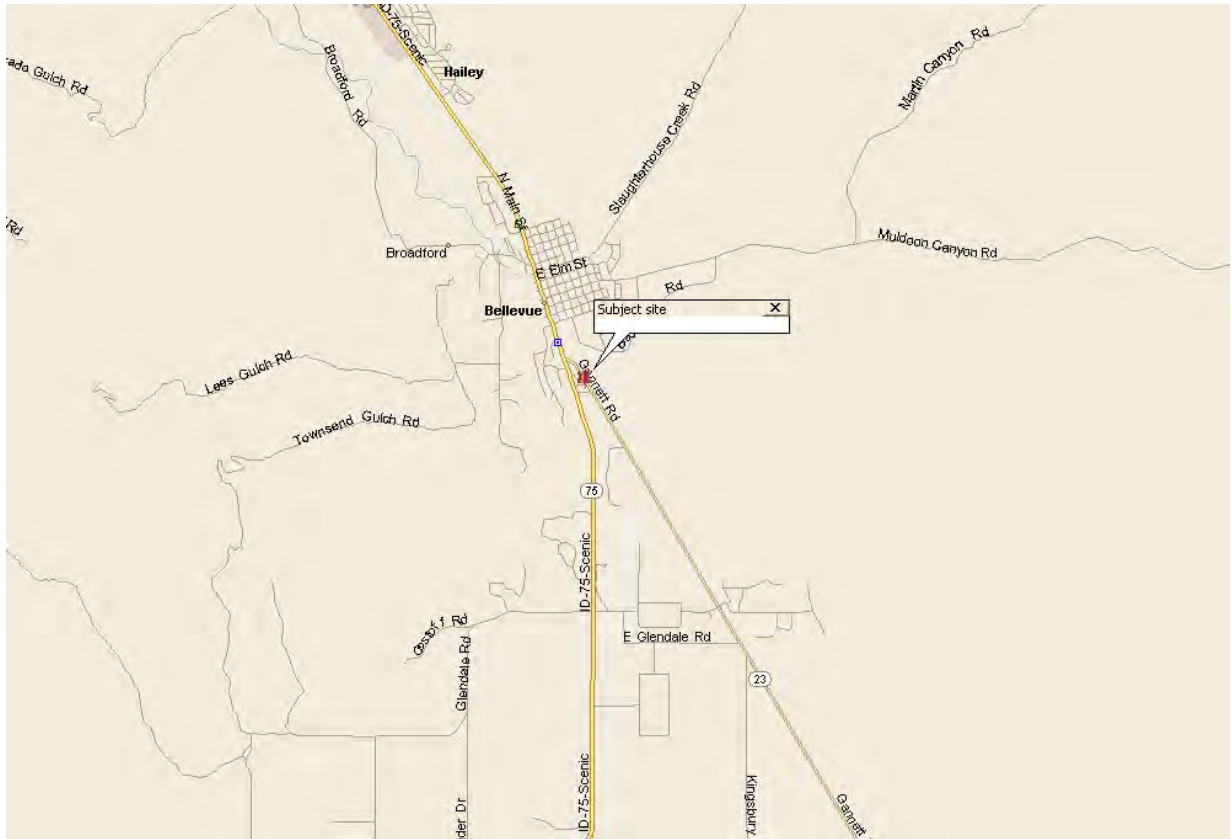
The area is small non-metro/rural in character and approximately 75% developed within the city limits of Bellevue.

Predominant land uses along Hwy 75 (Main St.) are highway oriented commercial along with CBD commercial. During the last five years, development has been predominantly of commercial uses, and has included a new lodging facility. The pace of development has generally been intermittent over this time.

### **Outlook and Conclusions**

The area is in the mature stage of its life cycle. We anticipate that property values will remain stable in the near future.

## Surrounding Area Map



## Property Analysis

### Land Description and Analysis

| Land Description           |  |
|----------------------------|--|
| Land Area                  | 0.24 acres; 10,560 SF                                  |
| Source of Land Area        | Assessor   |
| Primary Street Frontage    | Clover   |
| Shape                      | Basically Rectangular                                  |
| Corner                     | No   |
| Topography                 | Generally level and at street grade                    |
| Drainage                   | No problems reported or observed                       |
| Environmental Hazards      | None reported or observed                              |
| Ground Stability           | No problems reported or observed                       |
| Flood Area Panel Number    | The subject is not located in a designated flood zone. |
| Insurance Required?        | No.  |
| Zoning; Other Regulations  |  |
| Zoning Jurisdiction        | City of Bellevue                                       |
| Zoning Designation         | LI   |
| Description                | Light Industrial                                       |
| Legally Conforming?        | Appears to be legally conforming                       |
| Zoning Change Likely?      | No   |
| Permitted Uses             | Light Industrial, Commercial                           |
| Other Land Use Regulations | None   |
| Utilities                  |  |
| Service                    | Provider   |
| Water                      | City of Bellevue                                       |
| Sewer                      | City of Bellevue                                       |
| Electricity                | Idaho Power  |
| Natural Gas                | Intermountain Gas                                      |
| Local Phone                | Century Link and various cell providers                |

We are not experts in the interpretation of zoning ordinances. An appropriately qualified land use attorney should be engaged if a determination of compliance with zoning is required.

### Easements, Encroachments and Restrictions

We were not provided a current title report to review. We are not aware of any easements, encroachments, or restrictions that would adversely affect value. Our valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

**Conclusion of Land Analysis**

Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses including those permitted by zoning. We are not aware of any other particular restrictions on development.



Subject Site from Clover



Subject Site from Clover



View to west from subject

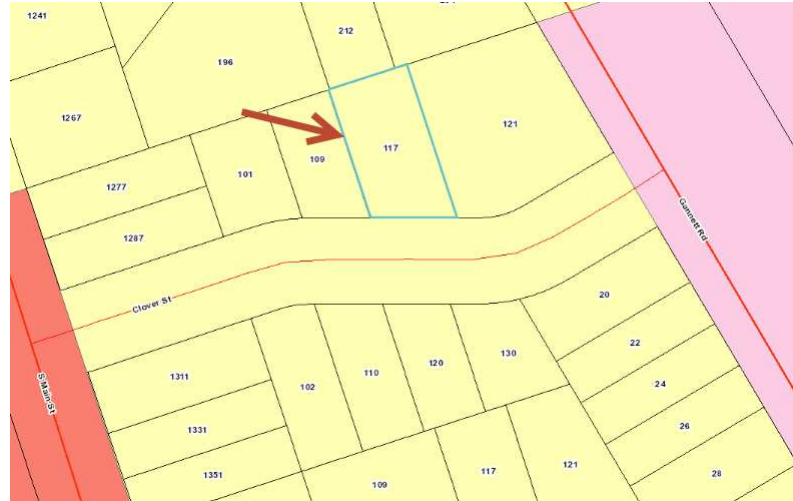


View to east from subject



## Site Plan

### Assessor Plat and Zoning



CITY OF BELLEVUE  
PLANNING & ZONING COMMISSION  
REVISED JANUARY 8, 2014



**Assessor Aerial****Light Industrial (LI)**

The purpose of the Light Industrial district is for lands for light industrial uses that can be designed to operate compatibly in close proximity to adjoining business and residential uses. The district is not intended for residential uses. The Light Industrial zones are currently situated along Highway 75 at the north and south ends of Bellevue. A mix of uses exists in this district including residential, business, light industrial, and heavy industrial. These different uses are co-existing compatibility, however some of the uses may not represent the long-term best use of land that fronts on Highway 75.

Development of a mix of LI uses is important to create a self-sustaining community. Additional LI development is appropriate adjacent to Gannett Road.

As of September, 2015, the current inventory of businesses in LI showed 73 lots with six restricted for a total of 67 lots. The restricted lots include city right of way, Idaho Transportation Department property, and rezoned residential property (acreage is not available).

## Real Estate Taxes

Real estate taxes and assessments for the current tax year are shown in the following table.

| Taxes and Assessments - 2018 |                |              |          |           |                       |                    |       |
|------------------------------|----------------|--------------|----------|-----------|-----------------------|--------------------|-------|
| Tax ID                       | Assessed Value |              |          | Tax Rate  | Taxes and Assessments |                    |       |
|                              | Land           | Improvements | Total    |           | Ad Valorem Taxes      | Direct Assessments | Total |
| RPB04090010050               | \$82,328       | \$0          | \$82,328 | 0.870000% | \$701                 | \$0                | \$701 |

Based on the concluded market value of the subject, the assessed value appears reasonable.

## Highest and Best Use

### Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as vacant, and as improved. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

### As Vacant

#### Physically Possible

The physical characteristics of the site do not appear to impose any unusual restrictions on development. Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses.

#### Legally Permissible

The site is zoned LI, Light Industrial. Permitted uses include any number of uses that would fall in the light industrial use category. This primarily pertains to office/shop, light manufacturing and service commercial type uses. To our knowledge, there are no legal restrictions such as easements or deed restrictions that would effectively limit the use of the property. Given prevailing land use patterns in the area, only light industrial is given further consideration in determining highest and best use of the site, as though vacant.

#### Financially Feasible

Based on our analysis of the market, there is currently adequate demand for light industrial use in the subject's area. It appears that a newly developed LI use on the site would have a value commensurate with its cost. Therefore, LI use is considered to be financially feasible.

#### Maximally Productive

There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than light industrial use. Accordingly, it is our opinion that LI use, developed to the normal market density level permitted by zoning, is the maximally productive use of the property.

### Conclusion

Development of the site for light industrial use is the only use that meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as vacant.

**As Improved**

No improvements are situated on the subject. Therefore, a highest and best analysis as improved is not applicable.

**Most Probable Buyer**

Taking into account the functional utility of the site and area development trends, the probable buyer is a developer or owner user.

# Valuation

## Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

| Approaches to Value            |                          |                   |
|--------------------------------|--------------------------|-------------------|
| Approach                       | Applicability to Subject | Use in Assignment |
| Cost Approach                  | Not Applicable           | Not Utilized      |
| Sales Comparison Approach      | Applicable               | Utilized          |
| Income Capitalization Approach | Not Applicable           | Not Utilized      |

## Sales Comparison Approach

To develop an opinion of the subject's land value, as if vacant and available to be developed to its highest and best use, we utilize the sales comparison approach. This approach develops an indication of value by researching, verifying, and analyzing sales of similar properties.

Our sales research focused on transactions within the following parameters:

- Location: Bellevue and Hailey
- Size: 5,000 to 20,000 SF
- Use: Light industrial or similar
- Transaction Date: 2017-2018

After an extensive search within these parameters, three sales were found in Bellevue within the last 2 years. I have expanded my search into the Hailey market where one meaningful sale was found.

For this analysis, we use price per square foot as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The most relevant sales are summarized in the following table.

**Summary of Comparable Light Industrial Lot Sales**

| Effective Date                   | Jul-19 |                              |                            |                            |                            |
|----------------------------------|--------|------------------------------|----------------------------|----------------------------|----------------------------|
| Comparable                       |        | Sale 1                       | Sale 2                     | Sale 3                     | Sale 4                     |
| Street Address / Location        |        | 4303 Glenbrook Dr.<br>Hailey | 20 Gannett Rd.<br>Bellevue | 1287 S Main St<br>Bellevue | 20 Gannett Rd.<br>Bellevue |
| Area                             |        |                              |                            |                            |                            |
| Assessor Parcel #                |        | RPH04750420140               | RPB04090030050             | RPB04090010020             | RPB04090030080             |
| Sale Date                        |        | Sep-17                       | Aug-18                     | Aug-18                     | Nov-18                     |
| Age of Sale (Months)             |        | 22.6                         | 11.6                       | 11.6                       | 8.6                        |
| Property Rights                  |        | Fee Simple                   | Fee Simple                 | Fee Simple                 | Fee Simple                 |
| Buyer Type                       |        | User                         | User                       | User                       | User                       |
| Sale Price                       |        | \$137,000                    | \$116,500                  | \$110,000                  | \$85,000                   |
| Terms / Financing                |        | Cash to seller               | Cash to seller             | Cash to seller             | Cash to seller             |
| Price Adjustments                |        | \$0                          | \$0                        | \$0                        | \$0                        |
| Analysis Price / Cash Equivalent |        | \$137,000                    | \$116,500                  | \$110,000                  | \$85,000                   |
| Zoning                           |        | LI                           | B/LI                       | B/LI                       | B/LI                       |
| Gross Acreage                    |        | 0.23                         | 0.20                       | 0.18                       | 0.15                       |
| Gross SF                         |        | 10,019                       | 8,810                      | 8,000                      | 6,530                      |
| Utilities                        |        | All available                | All available              | All available              | All available              |
| Price per SF                     |        | \$13.67                      | \$13.22                    | \$13.75                    | \$13.02                    |
| Confirmed By                     |        | BJ                           | BJ                         | BJ                         | BJ                         |
| Confirmed With                   |        | MLS/Selling Broker           | MLS/Selling Broker         | MLS/Selling Broker         | MLS/Selling Broker         |
|                                  |        | Sale 1                       | Sale 2                     | Sale 3                     | Sale 4                     |



## Comparable Land Sales Map







Land Sale 1



Land Sale 2



Land Sale 3



Land Sale 4

### Analysis and Adjustment of Sales

The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

| Adjustment Factor    | Accounts For  | Comments   |
|----------------------|---|--|
| Effective Sale Price | Atypical economics of a transaction, such as demolition cost or expenditures by buyer at time of purchase.  | No adjustment required   |
| Real Property Rights | Fee simple, leased fee, leasehold, partial interest, etc.   | No adjustment required   |
| Financing Terms      | Seller financing, or assumption of existing financing, at non-market terms.                                 | No adjustment required   |
| Conditions of Sale   | Extraordinary motivation of buyer or seller, assemblage, forced sale.                                       | No adjustment required   |
| Market Conditions    | Changes in the economic environment over time that affect the appreciation and depreciation of real estate. | All sales occurred in 2017-2018. Over this rather brief period LI land has been stable, no adjustment is required.   |
| Location             | Market or submarket area influences on sale price; surrounding land use influences.                         | Sale 1 is in the Woodside LI area of Hailey. This area enjoys slightly higher demand than the Southern Belle area of Bellevue. Slight negative adjustment is applied.                          |
| Access/Exposure      | Convenience to transportation facilities; ease of site access; visibility; traffic counts.                  | No adjustment is required.   |
| Size                 | Inverse relationship that often exists between parcel size and unit value.                                  | The sales range in size from .15 to .23 acres with a mean size of .19 acres. The subject site is .24 ac. No adjustment per unit is applied to compensate for these minimal size differentials. |
| Shape and Topography | Primary physical factors that affect the utility of a site for its highest and best use.                    | No adjustment required   |
| Zoning               | Government regulations that affect the types and intensities of uses allowable on a site.                   | No adjustment required   |

| Adjustment Factor | Accounts For   | Comments               |
|-------------------|--|------------------------|
| Entitlements      | The specific level of governmental approvals attained pertaining to development of a site. | No adjustment required |

The following table summarizes the adjustments we make to each sale.

| <b>Adjustment Grid</b>             |               |               |               |               |
|------------------------------------|---------------|---------------|---------------|---------------|
|                                    | <b>Sale 1</b> | <b>Sale 2</b> | <b>Sale 3</b> | <b>Sale 4</b> |
| <b>Sale Price Per Lot</b>          | \$137,000     | \$116,500     | \$110,000     | \$85,000      |
| <b>Sale Price Per SF</b>           | \$13.67       | \$13.22       | \$13.75       | \$13.02       |
| <b>A) Property Rights Conveyed</b> | 0%            | 0%            | 0%            | 0%            |
| Adjusted Price/AC                  | \$13.67       | \$13.22       | \$13.75       | \$13.02       |
| <b>B) Financing Terms</b>          | 0%            | 0%            | 0%            | 0%            |
| Comments                           | Cash Eq.      | Cash Eq.      | Cash Eq.      | Cash Eq.      |
| Adjusted Price/AC                  | \$13.67       | \$13.22       | \$13.75       | \$13.02       |
| <b>C) Conditions of Sale</b>       | 0%            | 0%            | 0%            | 0%            |
| Comments                           | Typical       | Typical       | Typical       | Typical       |
| Adjusted Price/AC                  | \$13.67       | \$13.22       | \$13.75       | \$13.02       |
| <b>D) Market Conditions (Time)</b> | 0.00%         | 0.00%         | 0.00%         | 0.00%         |
| Age of Sale (Months)               | 22.6          | 11.6          | 11.6          | 8.6           |
| Adjusted Price/AC                  | \$13.67       | \$13.22       | \$13.75       | \$13.02       |
| <b>E) Location</b>                 |               |               |               |               |
| Subdivision Attributes             | -5%           | 0%            | 0%            | 0%            |
| Visibility/Accessibility           | 0%            | 0%            | 0%            | 0%            |
| Water Influence                    | 0%            | 0%            | 0%            | 0%            |
| Net Adjustment                     | -5%           | 0%            | 0%            | 0%            |
| <b>Subtotal Adjustments</b>        | -5%           | 0%            | 0%            | 0%            |
| Adjusted Price                     | \$12.99       | \$13.22       | \$13.75       | \$13.02       |
| <b>K) Site Size / AC</b>           | 0.23          | 0.20          | 0.15          | 0.18          |
| <b>Size Adjustment to Price</b>    | 0.00%         | 0.00%         | -25.00%       | 0.00%         |
| Adjusted Price                     | \$12.99       | \$13.22       | \$10.31       | \$13.02       |
|                                    | <b>Sale 1</b> | <b>Sale 2</b> | <b>Sale 3</b> | <b>Sale 4</b> |
| <b>ADJUSTED PRICE</b>              | \$12.99       | \$13.22       | \$10.31       | \$13.02       |

Prior to adjustment, the sales reflect a range of \$13.02 to \$13.75 per square foot. After adjustment, the range is \$12.99 to \$13.75 per square foot. The adjusted sales indicate a mean value of \$13.25 per square foot. We give equal weight to all the sales and arrive at a land value conclusion as follows:

### Land Value Conclusion

| <b>Land Value Conclusion</b>    |           |
|---------------------------------|-----------|
| Indicated Value per Square foot | \$13.25   |
| Subject Size (SF)               | 10,560.00 |
| Indicated Value                 | \$139,920 |
| Rounded                         | \$140,000 |

## Reconciliation and Conclusion of Value

As discussed previously, we use only the sales comparison approach in developing an opinion of value for the subject. The cost and income approaches are not applicable, and are not used.

Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, our value opinion follows:

| Value Conclusion   |                    |               |                  |
|--------------------|--------------------|---------------|------------------|
| Appraisal Premise  | Interest Appraised | Date of Value | Value Conclusion |
| Market Value As Is | Fee Simple         | July 18, 2019 | \$140,000        |

## Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. All information derived from the assessor office is assumed to be accurate.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None.

## Exposure Time

Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Based on the concluded market value stated previously, it is our opinion that the probable exposure time is 24 months.

## Marketing Period

Marketing time is an estimate of the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. We estimate the subject's marketing period at 24 months.

## Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have appraised this property for this client within the last 3 years preceding the date of this appraisal.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Mr. Brad Janoush, MAI, SRA, made a personal inspection of the property that is the subject of this report.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.

14. As of the date of this report, Mr. Brad Janoush, MAI, SRA has completed the continuing education program for Designated Members of the Appraisal Institute.



Mr. Brad Janoush, MAI, SRA  
Certified General Appraiser  
Idaho Certificate # CGA-19



## Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

- covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
  8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
  9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
  10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
  11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
  12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
  13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
  14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
  15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
  16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
  17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

- conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
  19. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
  20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. Integra Realty Resources – Boise, Integra Realty Resources, Inc., Integra Strategic Ventures, Inc. and/or any of their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
  21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
  22. Integra Realty Resources – Boise is not a building or environmental inspector. Integra Boise does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
  23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
  24. It is expressly acknowledged that in any action which may be brought against any of the Integra Parties, arising out of, relating to, or in any way pertaining to this engagement, the appraisal reports, and/or any other related work product, the Integra Parties shall not be

- responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further acknowledged that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with intentional misconduct. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.
25. Integra Realty Resources – Boise, an independently owned and operated company, has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
28. The appraisal is also subject to the following:

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**Extraordinary Assumptions and Hypothetical Conditions**

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The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. All information derived from the assessor office is assumed to be accurate.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None.
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## **Addendum A**

### **Appraiser Qualifications**

# Brad Janoush, MAI, SRA

## Experience

2006-Present, Director for INTEGRAL REALTY RESOURCES – BOISE.

Actively engaged in real estate valuation and consulting since 1971, involving brokerage, management, financing, developing, promoting and appraisal of real estate.

Appraisal assignments have encompassed all classifications of commercial properties including office buildings, retail commercial, shopping centers, warehouses, and hotels in the States of Idaho, Oregon, Nevada, Montana, Mississippi, Louisiana, Arkansas, Texas, Georgia, and Florida.

Appraisal of industrial properties; both multi-purpose and special purpose in the States of Idaho, South Carolina, Mississippi, Louisiana, Arkansas, Oregon, and Nevada.

Appraisals of numerous multi-family apartment projects in Idaho, Mississippi, Louisiana, Florida, and Arkansas.

Valuation of numerous single family residential subdivisions and condominium projects in Ada County, Canyon County and numerous other locations throughout southern Idaho.

Valuation of numerous retail, office, condominium and motel properties in Blaine County, Idaho.

Acquisition appraisals for the Idaho Department of Transportation and the Ada County Highway District.

Appraisals of numerous recreation properties including recreational subdivisions, condominium developments, and hunting club facilities in Idaho and the Southeast.

Appraisals of numerous fish farming operations in Southern Idaho.

Appraisals of agricultural lands throughout Idaho, Wyoming, Mississippi, Louisiana, Arkansas, and Texas, including ranch, row crop farmlands and timber lands.

Appraisals of numerous conservation and scenic easement properties throughout Idaho.

Prior experience includes:

- Knipe Janoush Knipe, Principal, Boise Idaho.
- Janoush & Associates, Principal, Boise, Idaho.
- L. D. Knapp and Associates, Associate, Boise, Idaho.
- Kindig, Janoush and Associates, Principal, Baton Rouge, Louisiana.
- Leland Speakes, MAI, Associate, Cleveland, Mississippi.

## Professional Activities & Affiliations

Appraisal Institute, Member (MAI)

Idaho Real Estate Appraiser License Board, Member 2009 to present, Chair 2010-2014

## Licenses

Idaho, Certified General Appraiser, CGA-19, Expires August 2019

## Education

Bachelor of Business Administration Degree, University of Mississippi  
Graduate Work- Delta State University

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## Brad Janoush, MAI, SRA

### State Licenses and Certifications



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## About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

*Local Expertise...Nationally!*

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|    |               |                 |   |                       |
|----|---------------|-----------------|---|-----------------------|
| 29 | JUN 2018, FRI | ● 8:30 – 10am   | Heidi Dohse @ Java, HLE                       | <b>MEETING</b>        |
| 26 | JUL 2018, THU | ● 9 – 10am      | Call Heidi Dohse - 208.720.2110               | <b>TELECONFERENCE</b> |
| 30 | JUL 2018, MON | ● 10 – 11am     | Call Heidi Dohse                              | <b>TELECONFERENCE</b> |
| 13 | SEP 2018, THU | ● 9 – 10am      | Call Heidi Dohse 208.720.2110                 | <b>TELECONFERENCE</b> |
| 20 | SEP 2019, FRI | ● 10 – 11:30am  | Call Heidi Dohse 208.720.2110                 | <b>TELECONFERENCE</b> |
| 11 | OCT 2019, FRI | ● 8 – 9:30am    | Heidi & Matt Dohse Coffee Corner              | <b>MEETING</b>        |
| 30 | DEC 2019, MON | ● 9 – 10:30am   | Heidi & Matt Dohse Coffee Corner              | <b>MEETING</b>        |
| 4  | MAR 2020, WED | ● 8:30 – 9:30am | Heidi, Matt, Tucker, Tom, Wally Coffee Corner | <b>MEETING</b>        |
| 6  | MAR 2020, FRI | ● 10 – 11am     | Heidi & Matt Dohse Coffee Corner              | <b>MEETING</b>        |

**KEY**

**Heidi = Heidi Dohse, Property Owner**

**Matt = Matt Dohse, Property Owner**

**Wally = Wally Morgus, Executive Director, Mountain Rides**

**Tucker = Tucker Van Law, Director, Finance & Administration, Mountain Rides**

**Tom = Tom Blanchard, Chair, Board of Directors, Mountain Rides**

## **Attachment D**

### **Comparable Properties in Proximity of Mountain Rides Bellevue Facility**

See following (14) pages.

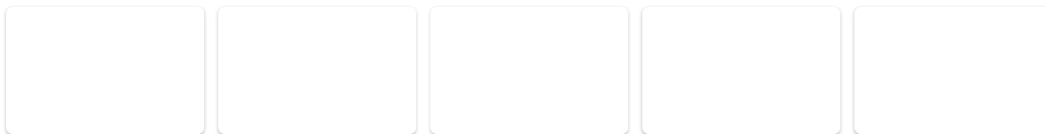
[Back](#)

305 N Main St  
Bellevue, ID 83313  
#19-324542

**ACTIVE**  
\$200,000



1 / 5



#### Overview

#### Description

Perfectly prepared, and ready to build. Three city lots on the northern end of the growing Bellevue Main Street core. Zoned Business and available for build-to-suit or possible trade. Level topography with amazing western sun and views. These lots have exposure to all of Sun Valley's North/South traffic. Business zoning with city water and sewer to site.

#### Features

Location, Tax and Misc

#### Current Price

\$200,000

#### Area

Bellevue

#### County

Blaine

#### Legal

Lots 2A, 3A, 4A, Block P, Bellevue

#### Assessor's Parcel #

RPB000000P002A, 3A, 4A

SHARE

137

1,776

### Tax Year

2018

### Green Features

No

General Property Description

### Sub Type

CS

### Commercial Type

Unimproved

### Waterfront if Appcbl

No

Contract Info

### List Date

May 4, 2019

### Directions

West side of State Highway 75 at the Broadford Road corner.

### Lot / Acreage Info

Parcel Acres Apx: 0.49

Parcel SqFt Apx: 21,175

Parcel Size Per: Assessor

### Remarks & Misc

Excluded Items: Vacant Land N/A

Possession: On Closing

### Status Change Info

Realtor.com: Commercial

### Additional Charges

Real Estate Taxes

### Zoning

B/BC

### Road Surface

Paved

### Road Access

Private

### Water

City Connected

### Sewer

City Connected

### Power

Electrical

### Waterfront

No

### Documents

Plat

### Other Disclosures

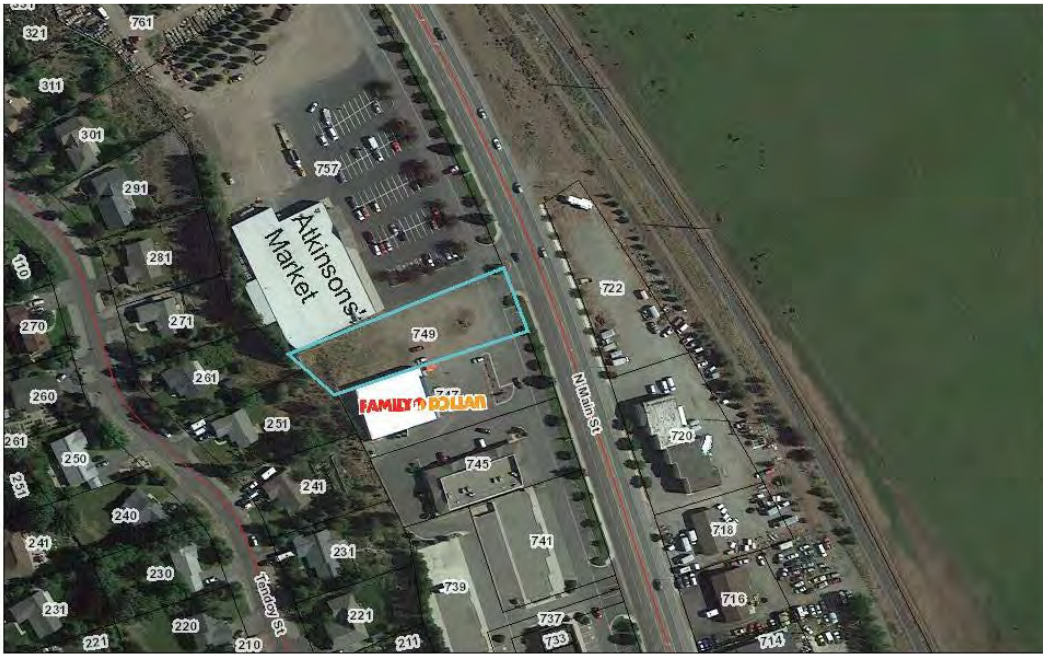
None

SHARE

[Back](#)

749 N Main St  
Bellevue, ID 83313  
#20-325860

**ACTIVE**  
\$399,000



May 18, 2018

1:1,823  
0 0.015 0.03 0.06 mi  
0 0.0225 0.045 0.09 km

Overview

**Description**

Great undeveloped parcel between Atkinsons Market and Family Dollar store.

Features

Location, Tax and Misc

**Current Price**

\$399,000

**Area**

Bellevue

**County**

Blaine

SHARE



**Assessor's Parcel #**

RPB0290001009D

**Taxes**

2,722

**Tax Year**

2017

**Assn Dues**

223

**Assn Dues Frequency**

Quarterly

**Green Features**

No

General Property Description

**Sub Type**

CS

**Commercial Type**

Unimproved

**Waterfront if Appcbl**

No

Contract Info

**List Date**

January 21, 2020

**Lot / Acreage Info**

Parcel Acres Apx: 0.63

Parcel SqFt Apx: 27,442.8

Parcel Size Per: Assessor

**Remarks & Misc**

Excluded Items: NA

Possession: On Closing

**Status Change Info**

Realtor.com: Commercial

**Zoning**

B/BC

**Documents**

Aerial View

Site Plan

**Other Disclosures**

CC &amp; R's

**Terms**

Cash

More Info

[Show Less](#)

SHARE

[Back](#)

4190 Glenbrook & 4190 Black Oak Dr

**Hailey, ID 83333**

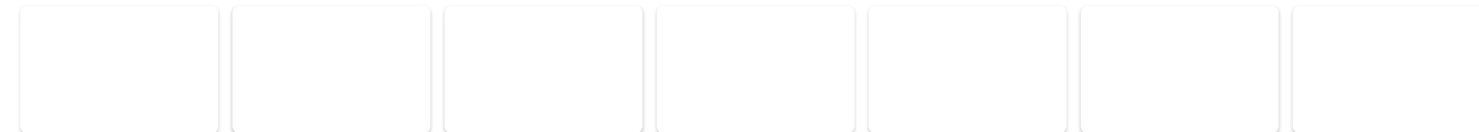
#19-324743

**ACTIVE**

\$275,000



1 / 8



Overview

**Description**

These are the only available commercial lots in the Woodside Light Industrial Area. There are two contiguous shovel ready lots available on the south end. See documents for preliminary drawings for 5 possible units.

Features

Location, Tax and Misc

**Current Price**

\$275,000

**Area**

Hailey

**County**

Blaine

**Subdivision**

Woodside

SHARE

**Assessor's Parcel #**

RPH04750430110

**Taxes**

2,040

**Tax Year**

2019

**Green Features**

No

General Property Description

**Sub Type**

CS

**Commercial Type**

Unimproved

**Waterfront if Appcbl**

No

Contract Info

**List Date**

May 31, 2019

**Directions**

Heading South on Highway 75, turn left on Woodside Boulevard. Take a right on Glenbrook Drive. Look for sign in middle of lots next to Whitehead Landscaping

**Lot / Acreage Info**

Parcel Acres Apx: 0.29

Parcel SqFt Apx: 12,675.96

Parcel Size Per: Assessor

**Remarks & Misc**

Excluded Items: All owners personal property.

Possession: On Closing

**Status Change Info**

Realtor.com: Commercial

**Zoning**

H/LI

**Road Surface**

Paved

**Road Access**

Public

**Items Included**

None

**Other Disclosures**

CC &amp; R's

Other

**Terms**

Cash

Documents

[Show Less](#)

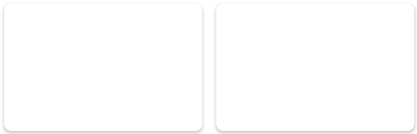
SHARE

[Back](#)  
4323 Glenbrook Dr  
Hailey, ID 83333  
#20-326063

**ACTIVE**  
\$280,000



1 / 2



Overview

**Description**

Vacant, rectangular light industrial lot in Woodside. Currently leased by Building Material Thrift, they will terminate the lease so a new owner may use the property/build.

Features

Location, Tax and Misc

SHARE

**Area**

Hailey

**County**

Blaine

**Legal**

WOODSIDE SUB #10 LOT 4 BLK 42

**Assessor's Parcel #**

RPH04750420040

**Taxes**

1,666.7

**Tax Year**

2019

**Green Features**

No

General Property Description

**Sub Type**

CS

**Commercial Type**

Unimproved

**Waterfront if Appcbl**

No

Contract Info

**List Date**

March 10, 2020

**Directions**

Turn onto Woodside Blvd from highway 75 and head east. take the second right on Glenbrook. Lot is across from Mountain Dr.

**Lot / Acreage Info**

Parcel Acres Apx: 0.31

Parcel SqFt Apx: 13,590.72

Parcel Size Per: Assessor

**Remarks & Misc**

Excluded Items: Tenant's and owner's personal property and business inventory

Possession: On Closing

SHARE

[Back](#)  
TBD  
**Hailey, ID 83333**  
#20-326002

**ACTIVE**  
\$300,000



1 / 2



#### Overview

#### Description

Great corner 7,200sf commercial lot on the corner of River and Walnut adjacent to the PM Brown Building in the Hailey Business Zone. Situated in the Downtown Residential Overlay (DRO) encouraging increased density and midsize residential unit development. The lot is in the center of the Hailey downtown core in easy walking distance to everything.

#### Features

Location, Tax and Misc

#### Current Price

\$300,000

#### Area

Hailey

#### County

Blaine

#### Subdivision

Hailey Townsite

SHARE

**Assessor's Parcel #**

RPH00000300090

**Taxes**

1,787

**Tax Year**

2019

**Green Features**

No

General Property Description

**Sub Type**

CS

**Commercial Type**

Unimproved

**Waterfront if Appcbl**

No

Contract Info

**List Date**

February 19, 2020

**Directions**

Turn West on Walnut to S. River. It is on the northwest corner of Walnut and S. River. See sign.

**Lot / Acreage Info**

Parcel Acres Apx: 0.17

Parcel SqFt Apx: 7,208

**Remarks & Misc**

Possession: On Closing

**Status Change Info**

Realtor.com: Commercial

**Zoning**

H/B

**Road Access**

Public

**Water**

City-not Connected

**Sewer**

City Available

**Power**

Electrical

**Waterfront**

No

**Other Disclosures**

None

**Terms**

SHARE

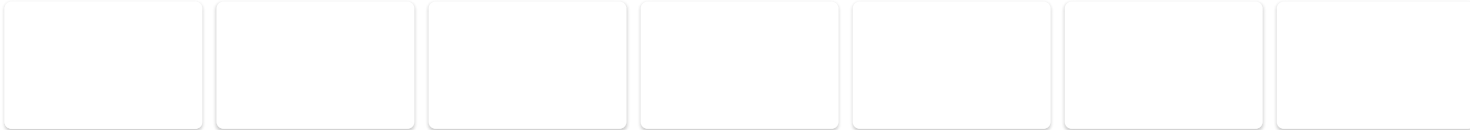


[Back](#)  
1251 Airport Way  
Hailey, ID 83333  
#19-325008

ACTIVE  
\$343,000



1 / 12



Overview

Description

Premier property with excellent visibility, excellent access, south facing. Zoned SCI for flexibility of use, including professional offices, property management, restaurant, child care, and one of the few locations in Hailey where you can create a MU (Mixed Use) development.

Features

Location, Tax and Misc

Current Price

\$343,000

Area

Hailey

County

Blaine

Subdivision

SHARE

**Legal**

Lot 1E, Block 5 Airport West Sub #2

**Assessor's Parcel #**

RPH040000501E0

**Taxes**

2,191

**Tax Year**

2018

**Assn Dues**

350

**Assn Dues Frequency**

Quarterly

**Green Features**

No

General Property Description

**Sub Type**

CS

**Commercial Type**

Unimproved

**Waterfront if Appcbl**

No

Contract Info

**List Date**

June 28, 2019

**Directions**

Head to airport, go SV Rug and Tile and gym, property will be the next lot on the right - corner of Airport Dr - Look for sign

**Lot / Acreage Info**

Parcel Acres Apx: 0.63

Parcel SqFt Apx: 27,442.8

Parcel Size Per: Assessor

**Remarks & Misc**

Excluded Items: None

Possession: On Closing

**Status Change Info**

Realtor.com: Commercial

**Additional Charges**

Electricity

Insurance

Real Estate Taxes

Sewer

**Zoning**

H/SCI

**Driveway**

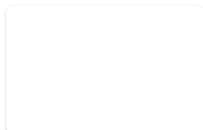
Other

SHARE

[Back](#)

11 Comet Lane  
Hailey, ID 83333  
#19-325717

**ACTIVE**  
\$195,000



#### Overview

#### Description

Flat lot and truly great location with with frontage to both Airport West and Broadford Rd. SCI-SO zoning allows a convenient work/live building.

#### Features

Location, Tax and Misc

#### Current Price

\$195,000

#### Area

Hailey

#### County

Blaine

#### Subdivision

Airport West

#### Legal

Legal: AIRPORT WEST SUB #2 LOT 2J BLK 5

SHARE

RPH040000502J0

**Taxes**

817.8

**Tax Year**

2019

**Green Features**

No

General Property Description

**Sub Type**

CS

**SqFt Per**

Assessor

**Commercial Type**

Unimproved

**Business Name**

n/a

**Business Use**

n/a

**Waterfront if Appcbl**

No

Contract Info

**List Date**

December 6, 2019

**Directions**

WY 75 to Airport Way in Hailey. Airport Way to Citation Way. Right on Citation then Right on Galxy Ln. Galaxy dead ends into Comet Lane. Left on Comet Lane and the lot is straight ahead.

**Lot / Acreage Info**

Parcel Acres Apx: 0.22

Parcel SqFt Apx: 9,583.2

Parcel Size Per: Assessor

**Remarks & Misc**

Excluded Items: Seller's personal property located on the lot.

Possession: On Closing

**Status Change Info**

Realtor.com: Commercial

**Zoning**

H/SCI

**Driveway**

Asphalt

**Road Surface**

Paved

**Road Access**

Public

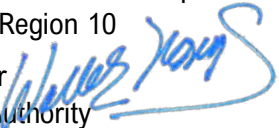
**Water**

SHARE



## **MEMORANDUM**

**To:** Idaho Transportation Department – Public Transportation  
Federal Transit Administration – Region 10

**From:** Wally Morgus, Executive Director  
Mountain Rides Transportation Authority 

**Date:** ~~August 12, 2019~~ **March 12, 2020 REVISED**

**Re:** Bellevue, Idaho, Transit Facilities Development Pro Forma: Scope, Schedule, Budget

.....

### **Introduction**

Mountain Rides Transportation Authority (“Mountain Rides”), encouraged by its record of growth and anticipating more of the same, as well as the conversion of its fleet from diesel-powered buses to battery-electric buses, intends to invest in expanding and upgrading its depot, storage facility and park-and-ride in Bellevue, Idaho.

### **Development Scope**

Mountain Rides anticipates a development project (the “Project”) encompassing the following:

- 1) Acquire the parcel of land to be developed (the “Parcel”). The Parcel, at 117 Clover Street, Bellevue, Blaine County, Idaho, is immediately adjacent to Mountain Rides’ existing depot and park-and-ride facility, at 120 Clover Street, Bellevue, Blaine County, Idaho. The size of the Parcel is approximately 0.24 acres, or 10,560 SF.
- 2) Obtain necessary approvals from the City of Bellevue, Idaho, to develop 117 Clover Street and 120 Clover Street as a contiguous, single parcel. Mountain Rides anticipates that, upon application, the City will readily grant said approvals.
- 3) Construct an approximately 3,600 SF addition to Mountain Rides’ existing depot facility at 120 Clover Street, creating space for additional indoor bus storage and battery electric bus charging stations.
- 4) Improve the balance of the Parcel to include an expanded, paved park-and-ride facility, comprising approximately eighteen (18) parking spaces, including two (2) handicapped parking spaces, and up to six (6) electric vehicle charging stations.

## Development Schedule

Mountain Rides projects a **revised** preliminary schedule for developing the Parcel as follows:

| Date                    | Milestone  | Comments  |
|-------------------------|--|---|
| Jun 30, 2020            | Acquire the Parcel   | P&S Agreement executed;<br>5339 Idaho one-time funding in place (c. Jun 2019)   |
| Mar 31, 2021            | Submit application for FY21 5339(b) Bus & Bus Facilities Grant                     | Project Total : \$ 1,300,000<br>5339(b) Grant : \$ 1,040,000<br>Local Match : \$ 260,000                                  |
| <del>Jun 15, 2021</del> | <del>Submit application for FY21 5339(b) Bus &amp; Bus Facilities Grant</del>      | <del>Project Total : \$ 1,300,000</del><br><del>5339(b) Grant : \$ 1,040,000</del><br><del>Local Match : \$ 260,000</del> |
| <b>Sep 30, 2021</b>     | <b>Receive FY21 5339(b) Bus &amp; Bus Facilities Grant award</b>                   | <b>5339(b) Award: \$ 1,040,000</b>  |
| <b>Sep 30, 2021</b>     | <b>Confirm/Receive Local Match re: FY21 5339(b) Bus &amp; Bus Facilities Award</b> | <b>Local Match: \$ 260,000</b>  |
| Aug 31, 2021            | Obtain development entitlements & approvals  | Entitlements & approvals per City of Bellevue, Idaho  |
| Aug 31, 2021            | Finalize development plans   | Architectural, engineering, utilities, landscape; 5339 Idaho one-time funding in place (c. Jun 2019)                      |
| Oct 31, 2021            | Issue RFP for contractor   | Competitive bid process   |
| Dec 20, 2021            | Select contractor  | Execute construction contract   |
| Apr 15, 2022            | Commence construction  | Weather-permitting  |
| Oct 31, 2022            | Complete construction  |   |
| Nov 15, 2022            | Take occupancy   |   |

## **Development Budget**

Mountain Rides projects a **revised** preliminary budget for developing the Parcel as follows:

| <b>Item</b>   | <b>Funding/(Cost)</b> | <b>Comments</b>                       |
|---|-----------------------|---------------------------------------|
| Idaho 5339 One-time Award                               | \$ 232,000            | For land acquisition & planning       |
| Idaho 5339 One-time Local Match                         | 58,000                | For land acquisition & planning       |
| P&S for the Parcel                                      | ( 232,000)            | P&S executed; Parcel acquired         |
| Pre-development Planning                                | ( 58,000)             | Architectural, engineering, utilities |
| FY21 5339(b) Award                                      | \$ 1,040,000          | For bus facilities construction       |
| FY21 5339(b) Local Match                                | 260,000               | For bus facilities construction       |
| Construction of ~3,600 SF Addition to Bellevue Facility | ( 1,080,000)          | \$300/SF                              |
| Development of Park-and-Ride                            | ( 220,000)            | 18-space facility; adjacent to depot  |



**Aerial: Mountain Rides' Existing Property & Facilities, and the Property**



# Mountain Rides Agenda Action Item Summary

|   |   |                           |  |
|---|---|---------------------------|--|
| <u>Date:</u>                                | <input type="text" value="April 15, 2020"/>   | <u>From:</u>              | <input type="text" value="Executive Director"/>      |
| <u>Action Item:</u>                         | <input type="text" value="6. Approval to Negotiate and Execute Contract for Services (Electrical Engineer)"/>   |                           |  |
| <u>Committee Review:</u>                    | <input checked="" type="radio"/> Yes <input type="radio"/> No   | <u>Committee Purview:</u> | <input type="text" value="Finance and Performance"/> |
| <u>Previously discussed at board level:</u> | <input type="radio"/> Yes <input checked="" type="radio"/> No   |                           |  |
| <u>Recommended Motion:</u>                  | <input type="text" value="I move to approve Mountain Rides' engagement with POWER Engineers for Electrical Engineering and Owner's Representative Services pertaining to MRTA's fleet electrification and attendant facilities and infrastructure build-out; and authorize the Executive Director to negotiate terms, within the approved budget for the project, and execute an agreement for said Services on behalf of MRTA."/>  |                           |  |
| <u>Fiscal Impact:</u>                       | <input type="text" value="FY20 Budget, ~\$15K - \$18K expenditure via MRTA's Facilities Fund Account"/>   |                           |  |
| <u>Related Policy or Procedural Impact:</u> | <input type="text" value="MRTA Procurement Policy"/>  |                           |  |
| <u>Background:</u>                          | <input type="text" value="MRTA is transitioning to a 100% battery electric bus (BEB) fleet, and targeting June 2021 for putting its initial four (4) BEBs, and attendant facilities and infrastructure, in service (with the BEBs operating on MRTA's Valley Route).&lt;br/&gt;&lt;br/&gt;In March 2020, MRTA's Board of Directors approved projected expenditures of up to \$215,908 for improving and readying MRTA's Bellevue and Ketchum Facilities for fleet electrification, including sums for: i) electrical engineering services, ii) the acquisition and installation of electrical transformer(s), iii) the installation of charging infrastructure, and iv) electrical contractor (construction) costs.&lt;br/&gt;&lt;br/&gt;The critical first step in the process for improving and readying MRTA's Bellevue facility, is the rendering of electrical plans supporting same. To this end, in March 2020, in accordance with Idaho State Code and internal MRTA procurement policies and procedures, MRTA released a Request for Qualifications (RFQ) for Electrical Engineering and Owner's Representative Services and received Responses from: i) Musgrove Engineering Boise, ID) and ii) POWER Engineers (Hailey, ID).&lt;br/&gt;&lt;br/&gt;MRTA staff reviewed and assessed each of the Responses, vis-a-vis qualifications and capabilities for best meeting MRTA's requirements, as set forth in the RFQ. As an upshot of that review and assessment, MRTA staff recommends awarding the contract/agreement for Electrical Engineering and Owner's Representative Services to POWER Engineers, Hailey, ID."/> |                           |  |

Mountain Rides Transportation Authority  
Fleet Electrification: Phase 1  
Electric Bus Implementation and Construction Project Budget  
Mar 18, 2020 (approved) **Apr 12, 2020 (updated)**

| Description                   | Quantity | Unit Cost      | Total Cost   | Notes                                       |
|-------------------------------|----------|----------------|--------------|---|
| <b>Buses</b>                  |          |                |              |   |
| New Flyer of America XE35 BEB | 4        | \$ 760,000     | \$ 3,040,000 | FY21, overnight BVU facility (Valley Route) |
| <b>Chargers</b>               |          |                |              |   |
| ABB 150kWh Fast-charger       | 4        | \$ 155,000     | \$ 620,000   | FY21, two (2) at each facility (BVU, KCH)   |
| <b>Facilities</b>             |          |                |              |   |
| Electrical Engineering        | 1        | 20,000         | \$ 20,000    | FY20  |
| Power Transformers            | 2        | 50,000         | 100,000      | FY21, one (1) at each facility (BVU, KCH)   |
| ID Power Engineering Fees     | 1        | 1,280          | 1,280        | FY20  |
| Construction Costs            | 1        | 75,000         | 75,000       | FY21  |
| Contingency                   | 1        | 10% Facilities | 19,628       | FY20/FY21, as/if needed                     |
| s.t.                          |          |                | \$ 215,908   |   |
| Project, Phase 1, Total Cost  |          |                | \$ 3,875,908 |   |
| FTA/ID-DEQ Grant Awards       |          |                | \$ 3,765,000 |   |
| Project, Phase 1, Net         |          |                | \$ (110,908) | (Local Funding Required, 2021)              |

April 3, 2020

Tucker Van Law  
Ben Varner  
Mountain Rides Transportation Authority  
800 1st Ave. North  
Ketchum, Idaho 83340

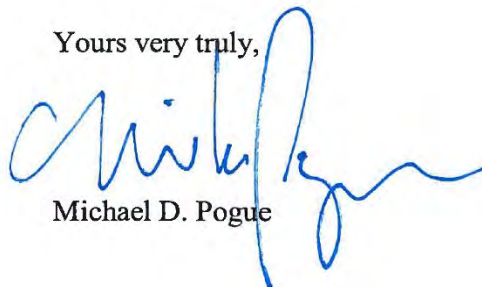
Dear Tucker and Ben:

Following-up our call yesterday, I had an opportunity to review Mountain Rides' *Request for Qualifications* (RFQ #2003-001-MRTA) seeking information on electrical engineering services, relevant portions of the Idaho Code relating to purchasing by political subdivisions (Idaho Code § 67-2801, *et seq.*), and conferred with legal counsel at the Idaho Counties Risk Management Program (ICRMP).

In summary, Mountain Rides' RFQ and potential procurement of electrical engineering services constitutes a procurement of "professional services," which is exempt from the procurement and bidding requirements of the Idaho Code. Idaho Code § 67-2803(4). Furthermore, there is no apparent restriction on requesting information on prices in the RFQ.

Mountain Rides' has followed applicable laws and regulations in issuing and seeking information in the RFQ. Hopefully the foregoing is responsive to your request. Please call me if you have any questions or would like to discuss this further. Thank you.

Yours very truly,



Michael D. Pogue



POWER ENGINEERS, INC.  
3940 GLENBROOK DRIVE  
PO BOX 1066  
HAILEY, ID 83333 USA

PHONE 208-788-3456  
FAX 208-788-2082

March 27, 2020

Ben Varner  
Director, Transit Operations  
Mountain Rides Transportation Authority  
800 First Avenue North  
Ketchum, ID 83340

**Subject: Electrical Engineering and Owner's Representative Services RFQ #2003-001-MRTA**

Dear Ben:

Thank you for inviting POWER Engineers, Inc. (POWER) to submit a qualifications package for Electrical Engineering and Owner's Representative Services to Mountain Rides Transportation Authority (MRTA). POWER understands the need to design 480 V service to chargers for four electric busses to be placed into service in June of 2021.

Two challenges that we see facing MRTA on this effort are coordination with multiple different external entities and obtaining the most versatile design possible that is able to accommodate future needs while staying within the budget for this project. POWER has extensive experience in supporting our clients in these areas and we feel that our experience and local presence will provide MRTA with the necessary support to overcome these challenges and achieve a successful project.

Thank you again for allowing POWER to present our qualifications for this important work. If you have any questions, please contact me at 208-788-0305 or at [jason.marenda@powereng.com](mailto:jason.marenda@powereng.com). We look forward to working with you.

Sincerely,

A handwritten signature in black ink that reads "Jason Marenda".

Jason Marenda  
Project Manager



## STATEMENT OF UNDERSTANDING

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Mountain Rides Transportation Authority (MRTA) is a full-service public transportation provider for Blaine County, Idaho, including the cities of Sun Valley, Ketchum, Hailey, Bellevue and Carey. Some of the services that MRTA provides to Blaine County include bus services, vanpools and other transportation focused community initiatives. In an effort to reduce their CO2 emissions, MRTA would like to electrify their bus fleet. As one of the first major steps in this endeavor, MRTA's goal is to have four electric buses in fixed-route service by June 2021.

The first four electric buses that will be placed in service by MRTA will be based out of the Ketchum and Bellevue operating centers and two chargers will be installed in each location. MRTA is looking for assistance with the electrical engineering and design related to this phase of the bus electrification project. The electrical engineering and design required for this phase can be divided into two main categories, owner's engineering services and electrical design.

### **OWNER'S ENGINEERING SERVICES**

POWER will support MRTA throughout the project by providing engineering consulting services. These services will include interfacing with the electric utility (Idaho Power), the electric bus manufacturer, electrical installation contractor, local inspectors and others to ensure the electrical needs of MRTA are met and the project proceeds as smoothly as possible. As part of this effort, we anticipate participating in regular status meetings with the project stakeholders, reviewing electrical related submittals to MRTA, and developing electrical information requested of MRTA by external stakeholders.

The main goals of this task are to understand and provide oversight to the electrical project execution per MRTA's technical, quality, schedule and budget objectives. Our approach to this, and all other projects, is to maintain an excellent client relationship, understand the root need for the project and use our experience to advise our clients of the best path forward on project-specific requirements.

POWER's Project Manager, Jason Marendia, and Project Engineer, Jason Rippee, will assist MRTA with scheduling of deliverables, testing determination, documentation of processes/design and coordination of

the electrical design and installation. MRTA can count on these resources to participate in on-site meetings and other discussions to develop the necessary relationships with MRTA and other external stakeholders. We feel that regular face-to-face meetings are necessary to keep good relationships and we also plan to maintain a clear line of communication through regular status meetings to cover upcoming events and review schedule and budget. POWER will also develop an electrical design and construction schedule to share with the entire team so the project is in service by June of 2021.

## **ELECTRICAL DESIGN**

In parallel with the owner's engineering services described above, POWER will perform the electrical design required for the chargers. While this specific project is only for two chargers at each facility, consideration will be given for the final buildout and, where reasonable, the design will include infrastructure for the full charging buildout. The electrical design will include working with the local utility to determine what additional power service is required to support the electric bus chargers. There is an existing transformer that serves the existing facilities and POWER understands that MRTA would like to meter the traditional building loads and electric bus charging loads independently. Since the existing service transformers will not provide the voltage necessary for the chargers, new service transformers will be required. An option that will be considered is adding a new transformer in each location and leaving the existing one in place, but available space is a concern and it is unclear if the local utility would accept this approach. If the existing transformer(s) do have to be replaced, then POWER will work with the local electric utility so that MRTA is able to meter the loads as necessary for their reporting.

Once the transformer and metering requirements are finalized, POWER will develop the 480 V electrical design from the transformer to the chargers. POWER will follow the relevant local and national codes and work with inspectors required to approve the design and installation. The design will consider existing facilities with a goal of disturbing existing equipment as little as possible. The design will consider the bus charger requirements and the best location for multi-bus charging without requiring buses to be moved.

Each deliverable will follow POWER's full QA process which will provide MRTA confidence in our work and a design that won't require rework or permitting delays. Our Project Manager is a licensed professional engineer in Idaho and will provide final QA of all electrical deliverables provided to MRTA. We anticipate that our electrical design deliverables will be Issued for Bid, Issued for Construction, and Issued for Record design drawings for the 480 V design between the service transformer and the electric bus chargers.



## QUALIFICATIONS

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POWER Engineers, founded in 1976, is a nationally ranked consulting and engineering firm providing engineering and design services for the generation, transmission and distribution of electricity.

Headquartered right here in the Wood River Valley, POWER currently employs over 2,500 people in more than 45 offices nationwide and overseas. As an industry leader in power delivery and electrical facilities design, our team brings strength, depth and expertise to companies facing system upgrades, multi-faceted projects, or capacity and performance issues.

Over six years ago, POWER broke off a section of our engineering business units and created a Distribution services business unit, aimed to specifically focus on engineering and planning for distribution level voltages. Past experience and capabilities include owner's engineer services, charging infrastructure design, circuit planning and analysis, and equipment specifications. Additionally, our Facilities electrical staff have supported multiple medium- to low-voltage projects including work with designing equipment that is served at 480 voltage alternating current.

POWER offers a full spectrum of multidiscipline engineering solutions under one roof. We believe the following traits provide significant benefit to MRTA and set POWER apart:

- You will receive the project that fits you best. We have experience providing clients with solutions tailored to their project needs and budgets. We work to understand your needs and provide you the design that works best for you.
- You will receive a high-quality electrical design. Our principal engineers and project managers have worked in distribution and other facilities for a wide range of clients. We are experts and will provide the services necessary to develop your project from initial planning through start-up and commissioning.
- Your project will be completed on time and within budget. We will maintain a focus on the future, anticipate potential delays, develop solutions for any delays, and make sure your project stays on schedule. Additionally, we know that budgets are tight and MRTA needs to stay within the project budget. We will look for ways to keep costs under control and make sure that you are aware of potential opportunities to reduce costs while still receiving a system that meets your needs for today and tomorrow.

## EXPERIENCE

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Below, we demonstrate our successful experience on similar projects within the last five years including the scope of work and the outcomes achieved. We have also included three professional references, including contact person and telephone number.

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### **LEADING FOOD PROCESSOR (CONFIDENTIAL CLIENT)**

Medium Voltage Switchgear and Distribution Upgrade, Western US

Contact: Patrick West

Phone: 641-954-0889

POWER oversaw the replacement of obsolete medium voltage distribution equipment in a vegetable canning plant, identified as “near end of life.” The aging electrical equipment was replaced with newer, safer, and more efficient equipment. POWER provided a full range of project execution support, including Front-End Planning (FEP); Design, Construction; and Commissioning, Qualification, and Verification (CQV).

The project was implemented in two phases. The first phase included nearly all of the design engineering for both of the phases and included construction and installation of electrical equipment on the south side of the railroad tracks that traverse the property. The second phase included construction and installation activities on the north side of the railroad tracks.

POWER successfully collaborated with local entities, including city officials and railroad operators. The local railroad positively received POWER’s request regarding the duct bank easement, saving time, money, and operational inconveniences.

### **FEATURES:**

- Installation of a new 17.2 kV main switchgear
- Replace and relocate an additional 17.2 kV switchgear
- Replace the underground 17.2 kV cable system
- Eliminate an existing 7.5 MVA transformer and a 3 MVA transformer and replace with a single 5 MVA transformer

- Reconfigure three transformers (two existing and one new) to be fed from one of the new 17.2 kV switchgears
- Replace and reconfigure three additional transformers from 4.16 kV/480 V transformers to 17.2 kV/480 V transformers
- Replace and relocate an additional transformer
- Install a new 3 MVA, 17.2 kV-480 V transformer, and a 4000 A, 480 V, NEMA 3R switchboard
- All electrical equipment is single sourced from GE with each separate switchgear group having its own battery system
- Install an underground duct bank

**POWER'S SERVICES:**

- Project management
- Construction management
- Project cost control, including weekly update reports provided through the comprehensive Trimble Prolog software and its interactive dashboard
- Project scheduling control, including utilization of MS Project 2013, Steelray scheduling software, and Monte Carlo simulations
- Review of client's specifications, and confirmed long-lead equipment specifications and quotes
- Geo-technical investigation specifications and proposed boring locations for proposed work
- Procurement of the services of a Registered Geotechnical Engineer to perform the geotechnical engineering investigation, per the requirements of the prepared investigation specification
- Development of a specific project design basis for all disciplines, including electrical and structural engineering
- Development of detailed instrument and controls drawings and plans
- Development of documents for city permitting authorities, including state-registered engineers stamped drawings, documents, and calculations, as required
- Development of complete firm-bid RFP packages for construction including: transformer installation, electrical power distribution, civil and structural upgrades, (new structures and repairs), IT communications systems, (fiber optics/systems, as appropriate), updated arc-flash study to incorporate new switchgear and transformers modeled into the system, review of vendor equipment and subcontractor shop drawings to develop the Issued for Construction drawings set prior to installation, testing and energizing

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**LEADING FRUIT PROCESSOR (CONFIDENTIAL CLIENT)**

480 V Infrastructure Upgrade, Western US

Contact: Kayhan Hazrati

Phone: 559-897-6329

A farmer-owned cooperative, this client had always managed its projects internally; for this infrastructure upgrade, they needed help and POWER became the first consultant hired to help them run a project. This facility's switchgear and distribution equipment was very old and our client had experienced failures, making them concerned about more in the future. The plant could not get spare parts on existing bus duct breakers, and breaker failures were happening. As for controls, almost all communication cables - Ethernet and other types - were exposed.

**ACCOMPLISHMENTS**

- **Gained a new client.** By successfully coordinating a viable design based on existing plant restrictions, POWER became the first consultant to work on this client's projects.
- **Met schedule.** After a huge planning effort to understand how the distribution was laid out, the team created a full installation plan to account for construction activities around production schedules and isolation of subsystems for individual cutovers. As a result, our work did not interfere with the client's regularly scheduled plant maintenance shutdown.

**PROJECT FEATURES**

- Design included changing from a bus rail system to typical switchboards to alter the loading, which affected all distribution. In order to keep it running, we focused on critical systems that serviced the packaging equipment to be installed during a planned holiday outage.
- Replaced an old motor control center controlling the main backbone of product distribution into the plant – a critical transfer point for the whole facility. Team members updated the design and planned for infrastructure upgrades for all communication cabling.
- Helped the client navigate capital project execution, a system that they were not familiar with.
- Ensured that the main switchgear was specified, bid and procured in less than six months.

**POWER'S SERVICES**

- Electrical and controls engineering
- Project management to help with capital planning processes and oversight of projects
- Construction management to handle the schedule, budget, contractors, downtimes, and coordination with the plant to make sure installation would be completed on time and within budget

**AVISTA UTILITIES**

Clean Energy Fund No. 2 Microgrid, Washington

Contact: John Gibson

Phone: 509-495-4115

The Clean Energy Fund of the Washington Department of Commerce awarded Avista a grant for the development of a micro-transactive grid (MTG). The project will be deployed in Spokane's University District, designated by the Department of Commerce as an Innovation Partnership Zone, and includes the campuses of Gonzaga University, Washington State University Health Sciences, and programs from Eastern Washington University, Whitworth, and the University of Washington. The project will evaluate the use of various distributed energy resources across the MTG in a shared energy economy model.

**FEATURES:**

- The project will include solar PV arrays, battery energy storage, building management systems, and a microgrid control system.
- POWER is serving as Avista's owner's engineer for the project.
- The project is on track to be completed in Q1 2020.

**SERVICES**

- Owner's engineering
- Project management and scheduling
- Microgrid control strategy and operating sequence definition
- Battery energy storage system technical specifications and grounding analysis
- Microgrid control building design
- Microgrid controls review including network and device-level communications, microgrid controller, and distribution energy resource management system application
- System User Manual and training
- Owner's engineer services during factory acceptance testing and commissioning
- Coordination of multiple project participants including system vendors, contractors, and Avista engineering and operations staff
- Detailed design of MTG operating sequences and failure mode analysis

## Certification re: Debarment, Suspension, Other Responsibility Matters

By signing this document, the Consultant certifies to the best of their knowledge and belief that, except as noted on an attached Exception Report, the Consultant:

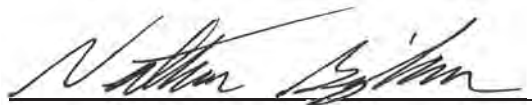
- (a) is not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;
- (b) has not within a three-year period preceding this response been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records making false statements, or receiving stolen property;
- (c) is not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
- (d) has not within a three-year period preceding this application/response had one or more public transactions (Federal, State or local) terminated for cause or default.

Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this response.

NOTE: Exceptions will not necessarily result in denial of award but will be considered in determining Consultant responsibility. For any exception noted, indicate to whom it applies, initiating agency and dates of action. Providing false information may result in criminal prosecution or administrative sanctions.

Consultant Name:

POWER Engineers, Inc.



3/27/2020

Signature of Responsible Party

Date

## APPENDIX A. RESUMES

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## JASON MARENDA, P.E. SENIOR PROJECT ENGINEER

### YEARS OF EXPERIENCE

15

### EDUCATION

- M.E., Electrical Engineering, University of Idaho, 2012
- B.S., Electrical Engineering, Idaho State University, 2004

### AREAS OF EXPERTISE

- Oversight and coordination of multi-discipline engineering projects
- Distributed energy resource interconnection studies
- Load flow studies
- Short circuit and coordination studies
- Voltage drop analysis
- Distribution planning

### LICENSING

- P.E., Electrical: Idaho
- P.E., Electrical: Oregon

### HARDWARE/SOFTWARE

- Milsoft WindMil
- CYME
- ASPEN OneLiner
- IEC 61850
- Cybectec – SMP Gateways
- SEL RTUs and Relays
- GE RTUs and Relays
- Novatech RTUs and IEDs
- Beckwith tap changers
- ABB relays
- PML meters
- Rockwell Automation Products
- Mathcad
- Microsoft SQL

### AFFILIATIONS

- IEEE 1547 DER Committee

### HONORS

- Idaho State University Industry Advisory Board

## EXPERIENCE SUMMARY

As one of POWER's versatile senior project engineers, Mr. Marena specializes in the oversight and coordination of multi-discipline engineering projects. He is proficient with the project coordination and control of projects beginning in their conception phase through final close-out. His leadership has benefitted projects that involved multiple disciplines not only within POWER but also within external organizations such as our clients and contractors.

Mr. Marena's diverse background includes distribution planning studies and the technically challenging design and commissioning of substation SCADA systems and distribution automation systems. He is proficient with all aspects of design, including the integration of relays and other intelligent electronic devices with the SCADA system. Mr. Marena has performed numerous field engineering assignments, which included equipment configuration and programming, systems integration, commissioning and start-up. Additionally, his background includes experience in instrumentation and controls for complete industrial control design and operation cycles.

### **Eugene Water & Electric Board, Microgrid Grid Edge Demonstration Project, Oregon**

Lead Distribution Engineer responsible for distribution interconnect design and oversight. POWER assisted EWEB in creating design and commission documentation to move the design of three microgrids on the EWEB system through the 30% and 90% design review stages. All three microgrids will include PV generation, a battery energy storage system (BESS), a diesel generator, and a microgrid controller. POWER also assisted EWEB with the electrical interconnect design, as well as specifications for the microgrid controllers and BESS and PV components.

### **Pattern Energy, SCADA and Communications Design and Owner's Engineering Services, Multiple Locations**

Project Manager for owner's engineering services for the design and construction of monitoring, control and communications systems at wind and solar farm facilities in the U.S., Canada, Puerto Rico, Chile and Japan. POWER provides guidance and oversight of EPC contractor's design for these projects. Major items include wind farm communications and substation monitoring and control, interconnect utility data interface, owner data interface. Since 2010, POWER has provided owner's engineering and detailed engineering services across Pattern's growing portfolio of renewable projects. To date, Pattern has relied on POWER's technical expertise to provide monitoring and control design and implementation, owner's engineering, communications, and protection and control services for successful construction and operations at its wind and solar farms worldwide.

## JASON RIPPEE, P.ENG. ELECTRICAL ENGINEER

### YEARS OF EXPERIENCE

13

### EDUCATION

- B.S., Electrical Engineering, University of Idaho
- A.S., Electrical and Mechanical Engineering, College of Southern Idaho

### AREAS OF EXPERTISE

- NERC Reliability Standards PRC-019, PRC-024 and PRC-025

### LICENSING

- P.Eng., Electrical: Alberta

### HARDWARE/SOFTWARE

- PowerWorld
- MATLAB
- Mathcad
- ATPDraw
- EasyPower
- SuperHarm
- M.S. Visual Studios
- C++
- Dynamic C
- ETAP
- CableMatic
- PTW
- AutoCAD
- CYMCAP

## EXPERIENCE SUMMARY

Mr. Rippee is an Electrical Engineer whose experience includes lead on LM6000 and SGT800 combine cycle and cogeneration facilities, as well as other various solar, wind and battery storage projects. Lead roles include budget, manage and design of projects from start to finish. Design experience includes development of electrical configurations, design and application of electrical equipment, design of protective relaying schemes, equipment sizing and interface with utilities and ISO entities. as well as expertise in arc flash and medium- and low-voltage testing. He also has experience in reviewing power plant protection relay settings and excitation system settings for compliance with NERC reliability standards PRC-019 and PRC-024, as well as expertise in arc flash and medium- and low-voltage testing.

### **Greenway Enterprises, USACE Baltimore DC National Guard Renewable Energy Rooftop Solar Panels, Washington, DC**

Solar PV Lead Electrical Engineer on this project. POWER is responsible for the detailed design of the roof top solar PV plant at the DC armory. POWER's responsibilities included PV layout, AC and DC cable/raceway design, string inverter selection, roof to structural calculations, integration into existing AC distribution system and evaluation of PV needed to supplement but not redistribute power to the local utility.

### **Canadian Solar Solutions, Acceptance Testing Independent Engineering Review, Ontario, Canada**

Electrical Engineer responsible for electrical design on the project. Canadian Solar Solutions hired POWER to conduct an independent engineering review of acceptance test activities for one 30 MW and five 10 MW solar farms in Ontario, Canada. POWER's responsibilities included technical review of project requirements and detailed design and oversight of functional and performance testing. POWER developed a detailed report outlining identified deficiencies, outstanding acceptance documentation and testing results.

### **Terna Energy - USA Holding Corporation, Mountain Air Projects Owner's Engineering and Environmental Services, Idaho**

Electrical Engineer responsible for electrical engineering consulting. POWER provided owner's engineering, environmental monitoring, and construction monitoring services for a wind farm located near Mountain Home, Idaho. POWER provided environmental site assessments, wetland and cultural resources studies and permit applications, SWPPP development, and weekly compliance monitoring during construction. POWER worked with civil engineers to modify the final design to minimize impacts to wetlands and stay within the impact limits of a Nationwide permit. POWER was also responsible for review and approval of all specifications and design drawings for the civil, structural and electrical design of the wind farm.

## ZACHARY BRIGGS, P.E. ELECTRICAL ENGINEER

### YEARS OF EXPERIENCE

8

### EDUCATION

- B.S., Electrical Engineering, Gonzaga University, Spokane, Washington, 2012

### LICENSING

- P.E., Electrical: Idaho

### SPECIAL TRAINING

- NEC Code
- NEC Grounding and Bonding
- Arc Flash Hazard Analysis
- Lead-Acid Battery Technology

### HARDWARE/SOFTWARE

- PowerWorld
- SKM Power Tools for Windows
- EasyPower
- ETAP
- Visual 3D Lighting
- AutoCAD
- MS Office

### PUBLICATIONS

- Miller, A., Murphy, N., Bayman S., Briggs, Z. (2015). Evaluation of Diffuse Reflection Infrared Spectrometry for End-of-Shift Measurement of Quartz in Coal Dust Samples. *Journal of Occupational and Environmental Hygiene*, 12 (7).

## EXPERIENCE SUMMARY

Mr. Briggs has acquired a sound knowledge of engineering principles and practices with an emphasis on electric power engineering. His experience includes design of medium voltage switchgear and engineering of electrical distribution projects at 480VAC and below, including upgrades/tenant improvements to existing facilities as well as new building electrical infrastructure. In addition, he has experience with electrical system modeling and performing electrical studies using various software packages including SKM PowerTools for Windows, ETAP, and EasyPower, along with commissioning various electrical equipment including medium voltage switchgear and low voltage switchboards, switchgear, and panelboards.

### **Paragon Consulting, Landfill Generator Interconnect OE Studies Review, Idaho**

Electrical Engineer responsible for maintaining and updating the electrical design during the construction phase of the project. This included client correspondence, answering RFIs and issuing design changes where appropriate/necessary. Bannock County Landfill is installing a gas-to-energy generator and the landfill site is located approximately one mile from the County's landfill general office. The project consists of piping gas from production wells to blowers that will be utilized to source landfill methane gas to reciprocating engine-generators. Any gas that is not utilized for power generation must be burned off by a flare system. The scope of the SCADA portion of this project was to help Bannock County with the decisions related to how the gas process and power generation information is gathered, stored and transmitted to the Bannock County Landfill general office. Monitoring, trending, and general control of this site from the landfill general office requires the installation of a SCADA system. The SCADA system would need to have the ability to store a year's worth of data with redundant hard drive backup. POWER's IT responsibility was to install the software in the servers, set up security and administration rights and program the Ethernet switches. Using virtual machines, we are able to provide a reliable and robust method of interface for the client's historian operator.

### **Leading Food Manufacturer, Soup Processing Facility Upgrade, Northeastern US**

Electrical Engineer responsible for aiding the client during start-up, testing, and commissioning for two new soup processing lines. Commissioning included various electrical distribution panels, PLC panels, and processing equipment to ensure that the installation met the requirements outlined in the design phase of the project. Our team provided overall coordination and design discipline management, technical consulting and assistance during the shutdown, installation, and start-up.



**MUSGROVE  
ENGINEERING, P.A.**

Bill A. Carter, P.E. – Principal  
Todd D. Nelson, P.E. – Principal  
Kurt E. Lechtenberg, P.E. – Principal  
Charles E. Paulin, P.E. – Principal  
Jason A. Rice, P.E. – Principal  
Thad S. Mason, P.E. – Principal  
Matthew N. Bradley, P.E. – Principal

**IDAHO FALLS OFFICE:**

645 W. 25<sup>TH</sup> Street  
Idaho Falls, Idaho 83402  
208-523-2862

**BOISE OFFICE:**

234 S. Whisperwood Way  
Boise, Idaho 83709  
208-384-0585

March 17, 2020

Ben Varner

Director, Transit Operations

Mountain Rides Transportation Authority

RE: Electrical Engineering Services - RFQ

Dear Mr. Varner:

We are pleased to present our qualifications in response to the above mentioned RFQ. Musgrove Engineering has been providing electrical engineering services for over 40 years. Many of our past projects have similar scope and scale as this project.

Any questions or clarifications regarding this proposal should be directed to:

Matthew N. Bradley, P.E.

Musgrove Engineering, P.A.

645 West 25<sup>th</sup> Street

Idaho Falls, Idaho 83402

Phone: (208) 523-2862 – Extension 108

Cell: (208) 523-5998

Email: [matthewb@musgrovepa.com](mailto:matthewb@musgrovepa.com)

We sincerely appreciate the opportunity to present you with this proposal and look forward to working with you in the future.

Respectfully,

Matthew N. Bradley, P.E.



## STATEMENT OF UNDERSTANDING

Musgrove Engineering has a vast knowledge and understanding of the project described in this RFQ and is similar to other Electrical projects we have performed: We begin each project determining the client's needs and provide the most cost-effective design available, considering the limits imposed by project budget, space limitations, and related considerations. We would propose to accomplish this task as follows:

1. Meet with project stake holders to review project scope, primary concerns, as well as the project schedule and budget.
2. Review available building plans. Inspect the building site to determine limitations imposed by the existing layout and location for the new and/or temporary equipment.
3. After approval of the overall scope, primary concerns, project approach and project budget we will begin our preliminary design work.
4. Develop preliminary design and cost estimates. Review and discuss the design and estimates with project stake holders.
5. Assist the Mountain Rides Transportation Authority Project Manager in selecting the best process for proceeding with the design and construction work.
6. Assist the Mountain Rides Transportation Authority Project manager during the construction and project closeout phases of the project.

Remodel and system upgrade projects are often more challenging than new construction. We have found that thorough investigation of on-site conditions is the best way to ensure a successful project. One hour spent at the site during design can often save many hours of solving problems during construction.

Musgrove Engineering's experience with various UPS, Transformer Replacement, vehicle charging, and emergency/standby generator related projects will ensure that this project will move into the final design and construction phase smoothly. Our preliminary design drawings and narratives will enable the selected construction team to complete the project within budget and on time.



## SUMMARY OF QUALIFICATIONS

At Musgrove Engineering we understand each job has distinct requirements, in the same way that every job was created with a vision unique to its creators. Our company has been involved in multiple projects ranging from design build, building remodels, renovations, and sustainable, and LEED/green building projects to mention a few.

Our entire staff is dedicated to creating a culture of excellence, and believes in bringing together people with skill and character who are determined to exceed the expectations of our clients.

We have worked on many projects with a similar scope of work as that of the Mountain Rides Transportation Authority Charging Infrastructure Project. In those projects, we have designed powers distribution system designs specific to the needs and requirements of that project. Our work included electrical power distribution both for the building electrical service and the branch power circuits, and electrical service retrofits.





## **PROJECT EXPERIENCE**

### **ELECTRIC VEHICLE FLEET CHARGING STATIONS - IDAHO FALLS POWER:**

Provided the electrical design documents of the electrical installation for the Idaho Falls Power Electric Vehicle (EV) fleet. Electrical power distribution design was for three (3) Spirae Charging Stations to recharge the Chevrolet Volt electric vehicles utilized by Idaho Falls Power employees. Idaho Falls Power self-performed the electrical installation.

The Spirae Charging Stations provided by Idaho Falls Power were capable of both Level 1 and Level 2 charging for plug in capable electric vehicles. These charging stations were enabled to communicate with a Spirae BlueFin platform.

### **START BUS PARKING / CHARGING FACILITY - JACKSON, WYOMING:**

Musgrove Engineering provided the electrical design documents of the electrical installation for eight (8) Proterra Power Control Charging Dispensers at the City of Jackson START Bus parking/charging facility.

The Proterra Power Control System (PCS) and Charging Dispenser is the core of the depot charge station concept for CCS-compliant battery electric vehicles. The building was an existing facility and the design included upgrading the existing electrical services to handle the addition of the charging stations.

### **START BUS MAINTENANCE FACILITY - JACKSON, WYOMING:**

Musgrove Engineering provided the electrical design documents of the electrical installation for one (1) Proterra Power Control Charging Dispensers at the City of Jackson START Bus maintenance facility.

The Proterra Power Control System (PCS) and Charging Dispenser is the core of the depot charge station concept for CCS-compliant battery electric vehicles. The building was an existing facility and the design included upgrading the existing electrical services to handle the addition of charging station.



# MATTHEW N. BRADLEY, P.E.

*Musgrove Engineering, P.A.*

*645 West 25th Street*

*Idaho Falls, Idaho 83402*

*(208) 523-2862*

*FAX: (208) 523-2864*

*Email: mattb@musgrovepa.com*

## Professional Summary

Matthew has over 24 years of experience in the electrical engineering field designing private urban developments, commercial developments, residential developments, industrial facilities, water and waste water infrastructure, utility infrastructure, K-12 educational facilities, higher education institutions, sporting venues, energy efficient lighting retrofits and hospitality projects. This varying range of projects aides in understanding multiple options to accomplish projects in time and under budget.

Prepares project proposals and studies for new and remodeled facilities, electrical design, and cost estimates for electrical distribution systems. Conducts detailed inspection and appraisals of facility electrical systems including distribution, load studies, and system integrity.

Received an award from Northwest Trade Ally Network in 2014 for most kWh saved in Idaho through energy efficient lighting designs and retrofits.

Proficient in the operation of AutoCAD and its interface with electronic media, photometric modeling software, voltage drop software, and fault current modeling software.

## Experience

- **Thunder Ridge High School, Bonneville School District No. 93 Idaho Falls, Idaho** - Electrical design of new 257,000 square foot school includes 71 classrooms, plus eight unfinished classrooms that can be completed in the future, and will be able to house 1,500 students.
- **Idaho State University Holt Arena Pocatello, Idaho** - Energy saving lighting retrofit of Holt Arena. Holt Arena's lighting upgrade will require 62 percent less electricity than the old systems. The new 85 LED lighting fixtures are estimated to save more than 1,158,620 kilowatt hours per year - enough electricity to power 102 average homes a year.
- **Wireless Networking System Idaho Division of Veterans Services Boise, Lewiston and Pocatello, Idaho** - Upgrade of the Idaho Division of Veterans Services homes to bring the facilities networking and television services to current standards while making the facilities compliant with current building codes by installing plenum rated cabling in all spaces.
- **Fire Alarm and Notification Idaho State Office Buildings Idaho Falls and Lewiston, Idaho** - Complete replacement of the existing 1978 fire and notification system with a point addressable code compliant system building upgrade and new, code compliant, fire alarm system that included an addressable panel, with both sound and light alarms that were connected to a remote monitoring system.

## Educational Background, Registration and Memberships

B.S. ELECTRICAL ENGINEERING  
*Boise State University*

MAY 2003  
*Boise, Idaho*

- Registered Professional Engineer – Idaho, Arizona, California, Colorado, Connecticut, Montana, Oregon, South Dakota, Utah, Washington, Wyoming

# ANDREW YANOSHEK, P.E.

*Musgrove Engineering, P.A.*

*645 West 25th Street*

*Idaho Falls, Idaho 83402*

*(208) 523-2862*

*FAX: (208) 523-2864*

*Email: andrewy@musgrovepa.com*

## Professional Summary

Andrew has over 7 years' experience in the electrical engineering field designing power, lighting and control systems for industrial facilities, water and waste water infrastructure, K-12 educational facilities, higher education institutions, commercial, residential and hospitality projects.

Manages projects, providing multi-discipline collaboration for successful project outcomes.

Proficient in the operation of AutoCAD and its interface with electronic media, photometric modeling software, voltage drop software, and fault current modeling software

## Experience

- **OMYA Kill Step Silo Installation** *Superior, Arizona* - Electrical Engineering design for the power, instrumentation, and controls for the installation of a new process silo in the existing facility.
- **Indian Paintbrush Water Development** *Teton Valley, Wyoming* - Electrical Engineering design for the power, instrumentation, controls, and lighting systems for the upgrade of three existing water distribution stations and the installation of two new booster stations.
- **Idaho State University Microscopy Lab** *Pocatello, Idaho* - Electrical Engineering design for the power distribution upgrades of an existing space for the relocation of ISU's microscopy lab.
- **Kenai Pipeline Compressor Installation** *Nikiski, Alaska* - Electrical Engineering design for the power, lighting, and control systems for the installation of 2 new natural gas compressors.
- **University of Alaska Fairbanks Dillingham Science Lab Facility** *Dillingham, Alaska* - Electrical Engineering design for the power, communications, and lighting systems that renovated an existing 3,600 sf car parts retail store into a science laboratory on the first floor and with apartments for University staff on the second floor. This project was certified LEED Silver.

## Educational Background, Registration and Memberships

B.S. ELECTRICAL ENGINEERING  
*University of Idaho*

MAY 2010  
*Moscow, Idaho*

- Construction Specifications Institute – Certified Construction Document Technologist (CDT)
- Registered Professional Engineer – Alaska, Idaho, Wyoming



March 27, 2018

To: Whom It May Concern

Subject: Letter of Recommendation for Bradley Engineering/Chartered

Over the past several years it has been my pleasure to have Bradley Engineering design and supervise several electrical projects for the City of Idaho Falls Building Maintenance Department.

The staff at Bradley Engineering has always provided timely proposals, job cost estimates, and construction documents. In addition, they have provided excellent supervision for the electrical contractors on the job site.

It would be my pleasure to recommend Bradley Engineering for any of your electrical engineering or design needs.

Respectfully yours,

Alan Muir  
Superintendent  
City of Idaho Falls  
Building Maintenance

March 27, 2018

To Whom It May Concern:

Bradley Engineering/Chartered and Arco Electric have worked together on numerous construction projects over the last 36 years. We have found Bradley Engineering to be honest, competent, proficient and knowledgeable. Bradley Engineering provides quality electrical designs with comprehensive construction documents. We look forward to working with Bradley Engineering for many more years to come.

It is with great pleasure, and without reservation, that I recommend Bradley Engineering/Chartered to you.

Sincerely,

Carl Passino  
President

**ARCO Electric Idaho Inc.**





PO Box 51298  
Idaho Falls, Idaho 83405  
330 Shoup Avenue, Third Floor  
Idaho Falls, Idaho 83402  
Tel: 208-523-3794  
Fax: 208-227-0445

March 28, 2018

Re: Letter or Recommend To

Whom It May Concern,

It is with great pleasure that I recommend Bradley Engineering Chartered. BEC has been consulting for Ball Ventures and SRL Development since 2006. Some of the projects that BEC has provided electrical engineering services include:

- BEC has provided the Electrical Engineering design, Construction Administration and Inspections for the electrical backbone of the Snake River Landing Development, a 440+ acre mixed use development in Idaho Falls, Idaho. This included the design of the joint utility trench (power, gas, telephone, fiber cable tv) in the public right of way in over 7 miles of roadway.
- BEC has provided the Electrical Design and the CA for 8 commercial/office buildings on the SRL site and numerous tenant improvements.
- BEC provided the Electrical Design and CA for the Sandcreek Commons shopping Center in Ammon, Idaho, which consists of 40 acres of retail shopping and restaurants and over 300,000s/f feet of space, including Cabalas, Popeye's, Kneaders, Hobby Lobby and other national tenants.
- BEC provided the site and building Electrical Design and CA for the new Teton Honda of Pocatello.

Over the course of the above listed projects BEC has been our consultant and facilitator with franchise utilities including Rocky Mountain Power, Idaho Power, City of Idaho Falls Power, Intermountain Gas, Century Link, etc.

Bradly Engineering Chartered has provided design services that have been within our estimated budgeted costs and delivered in a timely manner. Owner requested changes are always turned around quickly and value engineering ideas are offered that have been appreciated by the owner.

Regards,

**Tana Barney**  
*Senior Construction Manager*

Ball Ventures & Snake River Landing

[www.snakeriverlanding.com](http://www.snakeriverlanding.com) | [www.ballventures.com](http://www.ballventures.com)

[tana@ballventures.com](mailto:tana@ballventures.com) | 208.557.5300



### Certification re: Debarment, Suspension, Other Responsibility Matters

By signing this document, the Consultant certifies to the best of their knowledge and belief that, except as noted on an attached Exception Report, the Consultant:

- (a) is not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;
- (b) has not within a three-year period preceding this response been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records making false statements, or receiving stolen property;
- (c) is not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
- (d) has not within a three-year period preceding this application/response had one or more public transactions (Federal, State or local) terminated for cause or default.

Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this response.

NOTE: Exceptions will not necessarily result in denial of award but will be considered in determining Consultant responsibility. For any exception noted, indicate to whom it applies, initiating agency and dates of action. Providing false information may result in criminal prosecution or administrative sanctions.

Consultant Name:

Musgrove Engineering P.A.

 3-19-2020

Signature of Responsible Party

Date

Matthew N Bradley P.E. PRINCIPAL