

**POCATELLO DEVELOPMENT AUTHORITY**  
**Board of Commissioners Meeting**  
**15 July 2009 – 11:00am**

City Hall  
911 North 7<sup>th</sup> Avenue

**11:00am Council Chambers**

Call to order - Chairman Brown

Acknowledge guests of the Board

Disclosure of conflicts of interest

Agenda – add or delete action or discussion items

**Action and Discussion Items**

Minutes of June 17, 2009 – Motion to approve and/or amend

Financial Report:     June Income and Expenses

Central Corridor

    Triangle Project Update

    Triangle Payment Request #15 final

North Portneuf

    Engineering Design for Hoku Overpass

NOP District

    General Fund Payoff Note

Development/Project Discussion – Executive Session Required

Items from staff

Items from commission members

Adjourn

**Executive Session**

Matters exist for discussion in an executive session as per I.C. 67-2345 (1) (e)

Motion: "I move that we enter into an executive session as per Idaho Code 67- 2345 (1) (e) to consider preliminary negotiations involving matters of trade or commerce in which the PDA may be in competition with other jurisdictions."

**POCATELLO DEVELOPMENT AUTHORITY**  
**STATEMENT OF CASH AS OF JUNE 30, 2009**

Cash in Checking	\$342,096.58
Cash in Savings (Wells Fargo Money Market Account)	132,874.15
Cash in held by third parties (Wells Fargo Corporate Trust)	3,415,148.43
Total cash	3,890,119.16
Cash restricted by bond covenants	-2,857,555.03
Total cash available	\$1,032,564.13

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**STATEMENT OF CHANGES IN CASH AND CASH EQUIVILENTS**  
**FOR THE MONTH ENDED JUNE 30, 2009**

<b>Receipts for the month</b>		
CC	Property taxes received - Central Corridor	\$33,413.70
NY	Property taxes received - North Yellowstone	11,593.82
NO	Property taxes received - Naval Ordinance	68,529.60
CC	Repay short-term loan to the Central Corridor	401,393.30
GF	Interest earnings on savings - Wells Fargo Managed Cash	0.00
	Interest earning on Trust Accounts - Wells Fargo Trusts	27.62
	Total receipts	514,958.04

<b>Total expenditures for the month</b>		
# 3049	CC/NY Wells Fargo Corporate Trust - \$65,639.17 April and Mays property tax receipts, Central Corridor and North Yellowstone.	
# 3050	GF Jimmy John's June luncheon costs	101.66
# 3051	CC/NY Wells Fargo Corporate Trust - \$45,007.52 Junes property tax receipts, Central Corridor and North Yellowstone.	
N/A	GF General Fund loan repayment to Central Corridor	401,393.30
N/A	GF Bank service charge - March	27.54
	Total expenditures	401,522.50
	Net change in cash	\$113,435.54

Cash balances as of June 30, 2009	\$3,890,119.16
Cash balances as of May 31, 2009	\$3,776,683.62
Net change in cash	\$113,435.54

CC = Central Corridor, NY = North Yellowstone, GF = General Fund, NO=Naval Ordinance

**POCATELLO DEVELOPMENT AUTHORITY**  
**CASH ANALYSIS FOR THE MONTH ENDING JUNE 30, 2009**

	Balance 31-May-09	Balance 30-Jun-09	Change in Balance
<b>Total Cash:</b>			
<b>General Fund</b>			
Cash in checking	\$456,705.90	\$55,183.40	-\$401,522.50
Money Market Account	132,874.15	132,874.15	\$0.00
<b>Total General Fund Cash</b>	<u>589,580.05</u>	<u>188,057.55</u>	<u>-\$401,522.50</u>
<b>Central Corridor District</b>			
Cash in checking	-175,563.00	210,625.99	\$386,188.99
Bond Trust Fund (Wells Fargo)	2.67	2.67	\$0.00
Revenue Allocation Trust Fund (Wells)	1,315,837.84	1,364,466.72	\$48,628.88
<b>Total Central Corridor District Cash</b>	<u>1,140,277.51</u>	<u>1,575,095.38</u>	<u>\$434,817.87</u>
<b>North Yellowstone District</b>			
Cash in checking	50,434.86	0.00	-\$50,434.86
Bond Trust Fund (Wells Fargo)	0.31	0.31	\$0.00
Revenue Allocation Trust Fund (Wells)	656,701.94	718,736.20	\$62,034.26
<b>Total Yellowstone District Cash</b>	<u>707,137.11</u>	<u>718,736.51</u>	<u>\$11,599.40</u>
Central Corridor District Debt Service	650,014.72	650,020.09	\$5.37
North Yellowstone District Debt Service	681,916.64	681,922.44	\$5.80
Naval Ordinance Plant - Cash in checking	7,757.59	76,287.19	68,529.60
<b>Total cash</b>	<u>\$3,776,683.62</u>	<u>\$3,890,119.16</u>	<u>\$113,435.54</u>
<b>Cash Restricted By Bond Covenants:</b>			
<b>Central Corridor Cash</b>			
Next bond payment	950,725.00	950,725.00	0.00
<b>North Yellowstone Cash</b>			
Next bond payment	574,887.50	574,887.50	0.00
Central Corridor District Debt Service	650,014.72	650,020.09	5.37
North Yellowstone District Debt Service	681,916.64	681,922.44	5.80
<b>Total restricted cash</b>	<u>2,857,543.86</u>	<u>2,857,555.03</u>	<u>11.17</u>
<b>Total unrestricted cash</b>	<u>919,139.76</u>	<u>1,032,564.13</u>	<u>113,424.37</u>
<b>Cash Available</b>			
General Fund	589,580.05	188,057.55	-\$401,522.50
Central Corridor District	189,552.51	624,370.38	434,817.87
North Yellowstone District	132,249.61	143,849.01	11,599.40
Central Corridor District Debt Service	0.00	0.00	0.00
North Yellowstone District Debt Service	0.00	0.00	0.00
Naval Ordinance Plant District	7,757.59	76,287.19	68,529.60
<b>Total available cash</b>	<u>919,139.76</u>	<u>1,032,564.13</u>	<u>113,424.37</u>

**Cash movement analysis:**

For the month of June, Pocatello Development Authority received cash of \$56,390.26 and paid out cash payments of \$161.26 so that there was an increase in cash of \$56,229.00.

General Fund revenue received \$.00 in interest earnings on the Money Market Account. Expenses were Bank service charges of \$27.54, short-term loan repayment to the Consolidated Corridor District of \$401,393.30, and luncheon costs of \$101.66. The General Fund cash decreased \$401,522.50 in June.

The Central Corridor District received interest revenues on trust funds of \$16.24, a loan repayment from the General Fund of \$401,393.30, and property taxes of \$33,413.70. The Corridor had no expenses in June. The Corridor's cash increased by \$434,823.24 in June.

The North Yellowstone District received interest revenues on trust funds of \$11.38 and property taxes of \$11,593.82. It had no expenses in June. The district's cash increased by \$11,605.20.

The Naval Ordinance Plant Distict received property taxes of \$68,529.60 It had no expenses in June.

**Internal Debt:**

The North Yellowstone District has borrowed \$615,514.38 from the General Fund in order to pay its commitments with the Rail Crossing. In March \$298,828.31 was paid back leaving a balance of \$316,686.07.

The Naval Ordinance District has borrowed \$75,000.00 from the General Fund in order to pay its commitments with a manufacturer, Wisper Creek.

The General Fund had borrowed \$401,393.30 during the year from the Consolidated Corridor in order to pay its obligations on the Triangle Project. This short-term loan was repaid in June.

**Budget Review:**

After six months of operations a review of budget to actual revenues and expenses reveals the following:

Interest earning in all funds will probably end up at 15% of projected earnings.

**POCATELLO DEVELOPMENT AUTHORITY  
GENERAL FUND CASH FLOW PROJECTIONS  
2009 THROUGH 2013**

YEARS ENDED	Budget 2009	YTD 2009 As of May	Remaining 2009	Budget 2010	Budget 2011	Budget 2012	Budget 2013
Previous Year Balance:	\$370,297.35	\$364,666.59	\$188,057.55	\$32,138.65	\$122,998.03	-\$145,656.97	\$26,655.00
<b>INCOME:</b>							
TetriDyn Solutions Repayment: <sup>10</sup>							
Garfield Property							
Central Corridor Admin fee						1,091,360.27	
Central Corridor Loan							
North Yellowstone Loans	330,000.00	298,628.31	31,171.69	285,514.38			
Naval Ordinance loan				75,000.00			
Interest Income	6,000.00	779.64	5,220.36	7,000.00	8,000.00	9,000.00	0.00
Total Projected Income:	336,000.00	299,607.95	36,392.05	367,514.38	8,000.00	1,100,360.27	0.00
<b>EXPENSE:</b>							
IsoRay: Committed \$75,000 <sup>1</sup> BUDGETED 75,000.00	75,000.00		75,000.00				
Triangle Project: Committed \$300,000 <sup>9</sup> BUDGETED \$289,123.02	289,128.70	475,121.72	0.00				
Portneuf Valley Investment Partners: Committed \$40,000 <sup>8</sup>			0.00				
Unnamed project #2 (amend budget 300,000.00) <sup>14</sup>	300,000.00		300,000.00	250,000.00	250,000.00	500,000.00	
Loan to Naval Ordinance Plant District 13							
Legislative Action							
North Yellowstone Loan						401,393.30	
Management salaries				16,625.00	16,625.00	16,625.00	16,625.00
Luncheon costs	1,320.00	968.18	351.82	1,320.00	1,320.00	1,320.00	1,320.00
Office expenses	200.00		200.00	200.00	200.00	200.00	200.00
Legal advertising	50.00		50.00	50.00	50.00	50.00	50.00
Banking expenses	360.00	127.09	232.91	360.00	360.00	360.00	360.00
Audit	3,500.00		3,500.00	3,500.00	3,500.00	3,500.00	3,500.00
Arbitrage Rebate Studies	4,600.00		4,600.00	4,600.00	4,600.00	4,600.00	4,600.00
Total Projected Expense:	674,158.70	476,216.99	383,934.73	276,655.00	276,655.00	928,048.30	26,655.00
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$32,138.65</b>	<b>\$188,057.55</b>	<b>-\$159,485.13</b>	<b>\$122,998.03</b>	<b>-\$145,656.97</b>	<b>\$26,655.00</b>	<b>\$0.00</b>
	\$705,943.52						
	\$31,784.82						

**POCATELLO DEVELOPMENT AUTHORITY  
CENTRAL CORRIDOR CASH FLOW PROJECTIONS  
2009 THROUGH 2012\*\***

YEARS ENDED	Budget 2009	YTD 2009 As of May	Remaining 2009	Budget 2010	Budget 2011	Budget 2012
<b>Previous Year Balance*:</b>	<b>\$3,029,561.15</b>	<b>\$3,029,561.15</b>	<b>\$2,225,115.47</b>	<b>\$2,919,372.71</b>	<b>\$1,583,432.50</b>	<b>\$336,161.20</b>
<b>INCOME:</b>						
Projected Estimated Tax Revenues: <sup>8,9</sup>	1,445,541.56	452,681.92	992,859.64	1,435,937.16	1,445,541.56	
Taxes Received from Previous Years & yearly interest: <sup>7</sup>			0.00			
South Cliffs Repayment: <sup>12</sup>			0.00	196,867.85		
AMI Repayment (Building Owners): <sup>12</sup>			0.00			1,200,000.00
Positron Repayment: <sup>12</sup> (400,000.00)			0.00			
Interest earning on trust accounts	70,000.00	8,236.81	61,763.19	80,000.00	90,000.00	20,000.00
<b>Total Projected Income:</b>	<b>1,515,541.56</b>	<b>460,918.73</b>	<b>1,054,622.83</b>	<b>1,712,805.01</b>	<b>1,535,541.56</b>	<b>1,220,000.00</b>
<b>EXPENSE:</b>						
Current Year Debt Service:	931,430.00	886,067.50	45,362.50	928,795.00	933,432.50	
Cheyenne Crossing: Committed \$3 million total <sup>18 &amp; 19</sup>	337,800.00	20,396.91	317,403.09	2,117,700.22	1,347,130.36	3,802,630.58
Whitman/Yellowstone Hotel: Committed \$613,000 <sup>10</sup> org 356 000	356,500.00	356,500.00	0.00			
Clark Street Overpass: Committed \$258,880.93						258,800.93
Admin Transfer to Unrestricted Account: <sup>11</sup>			0.00			1,091,360.27
General Fund - loan for Triangle development						
City of Pocatello, triangle land reimbursement						206,000.00
Arbitrage		2,400.00	0.00			
Trustee fees	2,250.00		2,250.00	2,250.00	2,250.00	
<u>Unapproved Projects</u>						
Farmer's Project #1 org. 500,000.00	200,000.00		200,000.00			
Unnamed Project #3 (\$500,000.00 new Jan 2009): <sup>19</sup>	500,000.00		500,000.00		500,000.00	
South 5th Project org 100,000.00	0.00		0.00			
<b>Total Projected Expense:</b>	<b>1,625,730.00</b>	<b>1,265,364.41</b>	<b>1,065,015.59</b>	<b>3,048,745.22</b>	<b>2,782,812.86</b>	<b>1,556,161.20</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$2,919,372.71</b>	<b>\$2,225,115.47</b>	<b>\$2,214,722.71</b>	<b>\$1,583,432.50</b>	<b>\$336,161.20</b>	<b>\$0.00</b>
Debt service restriction (reserve \$650,000.00)			\$1,578,795.00	\$1,583,432.50	0.00	0.00
Available cash			\$635,927.71	\$0.00	\$336,161.20	\$0.00

\*\* TIF District slated to close in 2012

ESTIMATED \$800K LESS DUE TO AMI AJUSTMENT. AMOUNT IS DEDUCTED FROM THIS BOX. Actual amount is \$433,786.14, but left as \$600k for a safeguard took from Mayor's CC \$

1. City advance payback of \$325600 was not needed because of interest earned in account. Removed from both income and expense lines.
2. City water portion of OTP was removed from spreadsheet. Not included in out portion
3. Bank adjustment added to spreadsheet to align Actual 2007 starting balance. Verifying amounts
4. Old Town Reinvestment Phase 3 is money left from Phase 2 commitment. The board needs to decide what they are going to do with this.
5. Reserve Debt Service must roll each year to keep the required amount in our account. Will receive as income at closing in 2010 estimated receivable 2011.
6. Reserve Fund Income will roll to pay off bonds at closing. If bonds are paid off, will become available to PDA. Need to check with Dean regarding the use of those funds.
7. Will add taxes received from previous years and yearly interest at the end of each year
8. Change in tax revenues reflects change in Ballard Building: 100% land, 50% building, and no equipment
9. Includes all Central Corridor Tax Districts—Newtown, Alvin Ricken, Old Town, North Main, Central Corridor
10. Whitman needs to return to board for approval of funds. Committed an additional \$100,000 on 9/19/07 making total commitment 613,000. \$100k available 4th quarter of 2009 or sooner depending on cash flow due back to PDA in 2024. \$100k was taken from the Mayor's Cheyenne money.
11. Estimated admin can go up to \$2,347,921.65. Board needs to decide on an amount. Funds go to unrestricted account and can be used for any eligible project in the City boundaries
12. Amount may change with board approval. If change happens, it will affect admin amount, looks as if the loan may not be repaid,
13. Total PVIP commitment was \$85,000. \$40,000 from Board Disc. And \$45,000 from Central Corridor
14. Reserve debt service income and reserve fund will pay final years debt service. Remainder in RAF becomes income in 2011.
15. Total amount approved for Triangle Project: \$932,801.57. \$300,000 from board disc. And \$632,801.57
16. \$2 million committed Cheyenne Crossing project on August 15, 2007. \$100k was given to the Whitman project on 9/19/07 making total available to the crossing \$1.9 million. Committed \$750000 to Petersen contract and \$317,907.18 was deducted for AMI withholding
17. Board committed they may pay up to \$206,610 to the land acquisition fund
18. At February meeting Mayor Chase indicated he would not need all CC dollars in 2008. Split up between three years  
Arbitrage bills will be absorbed in interest and past year taxes per Gynil. Should be every 5 years
19. Board approved \$1,000,000.00 to unnamed company #3. \$500,000.00 late 2009 and \$500,000.00 in 2011.

<u>Project Approval Dates</u>		Triangle Progress	
AMI	2002	Pay request #1	-932,801.57
Cheyenne Crossing \$1million		Pay request #2	31,876.48
Cheyenne Crossing \$2million	8/15/2007	Pay request #3	44,676.88
Clark St Overpass	11/17/2004	Pay request #4	20,669.19
Engineering Expenses (JUB)	12/20/2006	Pay request #5	37,133.69
Federal Express	11/17/2004	Pay request #6	33,170.85
Old Town Building	9/25/2006	Pay request #7	80,369.92
Old Town Reinvestment	3/19/2003	Pay request #8	41,231.69
Portneuf Valley Investment Partners	3/21/2007 Minute breakdown in white binder	Pay request #9	132,044.51
Positron	10/8/2002	Pay request #10	242,797.45
South Cliffs	6/11/02 & 10/22/02	Pay request #11	106,180.34
Triangle	8/16/2006	Pay request #12	52,415.51
Whitman/Yellowstone Hotel	4/11/2006 & 9/19/07	Pay request #13	41,457.57
Land Acquisition Fund	11/14/2007	Pay request #14	3,764.76
			28,506.09
			-36,506.64
			0.00



**POCATELLO DEVELOPMENT AUTHORITY  
NORTH YELLOWSTONE FUND CASH FLOW PROJECTIONS  
2009 THROUGH 2028**

YEARS ENDED	Budget 2009	YTD 2009 As of May	Remaining 2009	Budget 2010	Budget 2011	Budget 2012	Budget 2013 - 2028
<b>Previous Year Balance:</b>	<b>\$1,276,749.60</b>	<b>\$1,343,991.40</b>	<b>\$1,400,658.95</b>	<b>\$1,358,290.72</b>	<b>\$1,380,446.37</b>	<b>\$1,591,044.40</b>	<b>\$1,591,044.40</b>
<b>INCOME:</b>							
Property taxes (org \$761,120.03)	902,884.32	585,737.81	317,146.51	964,120.03	964,123.03	964,123.03	15,425,968.48
Interest on trust accounts	25,000.00	1,680.55	23,319.45	25,000.00	25,000.00	25,000.00	375,000.00
Loan from General Fund							
<b>Total Projected Income:</b>	<b>927,884.32</b>	<b>587,418.36</b>	<b>340,465.96</b>	<b>989,120.03</b>	<b>989,123.03</b>	<b>989,123.03</b>	<b>15,800,968.48</b>
<b>EXPENSE:</b>							
Current Year Debt Service:	578,325.00	226,662.50	351,662.50	681,450.00	678,525.00	680,050.00	10,874,850.00
Rail Crossing			0.00				
Peg Development Land Acquisition			0.00				
Legal Advertising			0.00				
Arbitrage fees		2,760.00					
Trustee fees		2,500.00	0.00				
Loan payment to PDA General Fund (orig 100,000)	330,000.00	298,828.31	31,171.69	285,514.38			0.00
Costco employment payment (\$854,105.00) 1			0.00		100,000.00	300,000.00	615,514.38
<b>Total Projected Expense:</b>	<b>908,325.00</b>	<b>530,750.81</b>	<b>382,834.19</b>	<b>966,964.38</b>	<b>778,525.00</b>	<b>980,050.00</b>	<b>11,328,955.00</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$1,296,308.92</b>	<b>\$1,400,658.95</b>	<b>\$1,358,290.72</b>	<b>\$1,380,446.37</b>	<b>\$1,591,044.40</b>	<b>\$1,600,117.43</b>	<b>\$6,063,057.88</b>
Bond reserve trust fund		681,916.64	681,900.00	681,900.00	681,900.00	681,900.00	0.00
Current debt payment allocation fund reserve		574,887.50	582,545.00	676,600.00	677,440.00	677,440.00	0.00
<b>Amount available</b>		<b>143,854.81</b>	<b>93,845.72</b>	<b>21,946.37</b>	<b>231,704.40</b>	<b>240,777.43</b>	<b>6,063,057.88</b>

Note: \$691,458.36 in bonded debt reserves are included in cash balance

1 = Per letter from David Messner, Costco Agent, the \$1 mil employment grant was reduced by a construction advance to PEG development of \$145,895.00, Dated 12/31/2007

**POCATELLO DEVELOPMENT AUTHORITY  
NORTH PORTNEUF DISTRICT CASH FLOW PROJECTIONS - Tentative  
2009 THROUGH 2031**

YEARS ENDED	Budget 2009	YTD 2009 As of May	Remaining 2009	Budget 2010	Budget 2011	Budget 2012	Budget 2013 - 2028
Previous Year Balance:					\$0.00	\$0.00	\$0.00
<b>INCOME:</b>							
Property taxes			0.00		1,492,442.00	2,895,337.00	42,150,872.00
Interest on trust accounts			0.00				
Loan from General Fund			0.00				
Total Projected Income:	0.00	0.00	0.00	0.00	1,492,442.00	2,895,337.00	42,150,872.00
<b>EXPENSE:</b>							
Debt service			0.00		1,492,442.00	2,895,337.00	6,612,221.00
Hoku:			0.00				
Infrastructure reimbursement			0.00				15,000,000.00
Employment reimbursement			0.00				9,269,326.00
Other payments:							
City infrastructure			0.00				2,000,000.00
PDA admin			0.00				741,546.00
Taxing Entity operational costs			0.00				8,527,779.00
Total Projected Expense:	0.00	0.00	0.00	0.00	1,492,442.00	2,895,337.00	42,150,872.00
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Assessed valuation 2009 \$6,639,105.00  
Base valuation \$3,458,800.00  
Increase 2009 \$3,180,305.00

**POCATELLO DEVELOPMENT AUTHORITY  
NAVAL ORDINANCE PLANT FUND CASH FLOW PROJECTIONS  
2009 THROUGH 2028**

<b>YEARS ENDED</b>	<b>Budget 2009</b>	<b>YTD 2009 As of May</b>	<b>Remaining 2009</b>	<b>Budget 2010</b>	<b>Budget 2011</b>	<b>Budget 2012</b>	<b>Budget 2013 - 2028</b>
<b>Previous Year Balance:</b>	<b>\$5,261.30</b>	<b>\$5,261.30</b>	<b>\$76,287.19</b>	<b>\$76,287.19</b>	<b>\$81,287.19</b>	<b>\$86,287.19</b>	<b>\$91,287.19</b>
<b>INCOME:</b>							
Property taxes	6,000.00	71,025.89	-65,025.89	80,000.00	80,000.00	80,000.00	1,200,000.00
Interest on trust accounts			0.00				
Loan from General Fund			0.00				
<b>Total Projected Income:</b>	<b>6,000.00</b>	<b>71,025.89</b>	<b>-65,025.89</b>	<b>80,000.00</b>	<b>80,000.00</b>	<b>80,000.00</b>	<b>1,200,000.00</b>
<b>EXPENSE:</b>							
Log Homes (\$225,000.)			0.00		75,000.00	75,000.00	75,000.00
Owner Contract			0.00				750,000.00
Repay loan to General Fund			0.00	75,000.00			
			0.00				
			0.00				
			0.00				
<b>Total Projected Expense:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>75,000.00</b>	<b>75,000.00</b>	<b>75,000.00</b>	<b>825,000.00</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$11,261.30</b>	<b>\$76,287.19</b>	<b>\$11,261.30</b>	<b>\$81,287.19</b>	<b>\$86,287.19</b>	<b>\$91,287.19</b>	<b>\$466,287.19</b>
Assessed valuation 2009	\$6,639,105.00						
Base valuation	\$3,458,800.00						
Increase 2009	\$3,180,305.00						



ENGINEERING DEPARTMENT  
911 N. 7th  
P.O. Box 4169  
Pocatello, Idaho 83205-4169  
(208) 234-6225 FAX (208) 234-6151



July 9, 2009

Pocatello Development Authority  
City of Pocatello  
911 North 7<sup>th</sup> Avenue  
Pocatello, ID 83201

RE: The Triangle Application for Payment No. 15

PDA Members:

Triangle pay application number 15 is complete. Myers and Anderson have certified a final payment of \$43,274.11. Finance indicates that there is \$36,506.64 left on Triangle's agreement with PDA. Therefore I recommend a final payment of **\$36,506.64**. This amount includes the last of the retainage held to complete all punch list items. To my knowledge, the construction work described in this Application has been completed to City Standards.

Sincerely,

Jesse Schuerman  
Project Engineer  
City of Pocatello

Myers ■ Anderson

- Architecture
- Interior Design
- Landscape Architecture

July 8, 2009

Robert Chambers  
City of Pocatello  
Pocatello Development Authority  
911 North 7<sup>th</sup> Avenue  
Pocatello, Idaho 83201

Re: The Triangle / PDA  
Application for Payment No. 15 FINAL  
Triangle, Inc.

Dear Mr. Chambers:

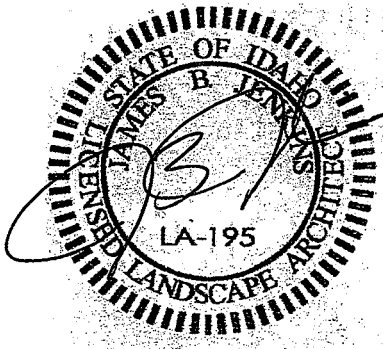
Myers Anderson Architects certifies to the Pocatello Development Authority that to the best of the Architect's knowledge, information, and belief the work covered by this Application for Payment has progressed as indicated and is in accordance with the contract documents and that the current payment shown herein is now due.

Amount Certified . . . . . \$43,274.11

Previous Amount Funded by PDA . . \$904,631.70

Project Architect:

By: Jim Jenkins Date: July 8, 2009



101 N. Main  
Pocatello, Idaho 83204  
P 208-232-3741  
F 208-232-3782  
maa@myers-anderson.com

**Triangle, Inc.**

PO Box 1082

Pocatello, Idaho 83204

**PDA INVOICE #15**

**July 1, 2009**

Work Completed as of: June 30, 2009

PDA Site: Triangle Redevelopment Project PHASE 1 (perimeter) and PHASE 2 (interior)

<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
6-18-09	Harris Inc – Pay Request #12	Progress Payment Phase 1	\$ 30,590.64
6-19-09	Harris Inc – Pay Request #12	Progress payment Phase 2	\$ 12,683.47

**Total Reimbursement Request \$ 43,274.11**

**Notes:**

- 1. Reimbursements arranged according to Date Received.
- 2. Attached to Invoice - Invoices for the above services.

**Construction Summary:**

- 1. Total Site Construction Contract = \$789,032.51; Includes both Phase 1 & 2 Efforts
- 2. Total Site Construction Completed = \$789,032.51; Includes both Phase 1 & 2 Efforts
- 3. Balance to Finish Project = \$0.00 including 5% Retainage

Respectfully Submitted:

**TRIANGLE, INC.**

By: Michael R. Jaglowski

Developer: Triangle Inc.  
 PO Box 1082  
 Pocatello, Idaho 83204

Draw Requisition #: 15 FINAL  
 Period Ending: 30-Jun-09  
 Requisition Date: 1-Jul-09

Project: PDA - Triangle Redevelopment Project

Special Instructions: NONE

Payment Request Summary

Budget Category	Consultant / Contractor	Original Project Budget	Budget Adjustment	Revised Project Budget	Services Completed To Date	Previous Amount Funded by PDA	Previous Amount Paid by Developer	Current Request to be Paid by Developer	Current Request to be Paid by PDA	Balance to Complete Project
Architectural & Engineering	Myers / Anderson	75,000.00	5,953.36	80,953.36	81,906.74	72,660.63	9,246.11	0.00	0.00	-953.38
	Keller Associates - Platting	6,800.00	0.00	6,800.00	6,800.00	3,400.00	3,400.00	0.00	0.00	0.00
	Triangle Inc	18,711.17	0.00	18,711.17	18,711.17	18,711.17	0.00	0.00	0.00	0.00
	Xcell Engineering, LC	8,100.00	0.00	8,100.00	8,100.00	0.00	8,100.00	0.00	0.00	0.00
	DDC, LLC	17,346.11	0.00	17,346.11	17,346.11	17,346.11	0.00	0.00	0.00	0.00
	Blackrock Environmental	5,000.00	0.00	5,000.00	2,627.73	2,627.73	0.00	0.00	0.00	2,372.27
Construction Engineering	Keller Associates-Con Eng	24,000.00	0.00	24,000.00	23,725.00	23,725.00	0.00	0.00	0.00	275.00
Site Construction	Harris, Inc - Phase 1	485,416.00	58,885.51	544,301.51	544,301.51	513,710.87	0.00	0.00	30,590.64	0.00
	Harris, Inc - Phase 2	244,731.00		244,731.00	244,731.00	232,047.53	57,606.10	0.00	12,683.47	0.00
	City of Pocatello Water Dept.	13,248.67		13,248.67	13,248.67	13,248.67	13,248.67	0.00	0.00	0.00
	Idaho Power Company	7,154.00		7,154.00	7,154.00	7,154.00	0.00	0.00	0.00	0.00
<b>PROJECT TOTALS</b>		<b>905,506.95</b>	<b>64,838.87</b>	<b>970,345.82</b>	<b>968,651.93</b>	<b>904,631.71</b>	<b>91,600.88</b>	<b>0.00</b>	<b>43,274.11</b>	<b>1,693.89</b>

Percent Complete: 99.8%  
 Percent Remaining: 0.2%

Service Completed To Date: 968,651.93  
 Previous Funded - PDA: 904,631.71  
 Previous Funded - Developer: 91,600.88

Requested from Developer: 0.00  
 Current PDA Request: 43,274.11

Arch and Eng Consultant Summary

**Myers / Anderson:** General Consultant for the PDA Triangle Project, Coordinates Sub-Consultant Efforts, Coordinates Construction Efforts  
 Myers Anderson's "Services Completed To Date" includes reimbursable expenses  
**Keller Associates - Platting:** Coordination of Platting efforts for the PDA Triangle Site  
**Keller Associates - Con Eng:** Provides Construction Engineering for the PDA Triangle Site, Coordinates and Reports to Myers Anderson  
**Xcell Engineering:** Provided Geotechnical and Environmental Reports for the PDA Triangle Site  
**Blackrock Environmental:** Provide professional assistance to compose the IDEQ required TFM Plan  
**Triangle, Inc:** Development Company for the PDA Triangle Project, Pre-Pays Arch and Eng Efforts, Pre-Pays Site Construction Efforts  
**DDC, LLC:** Previous Development Company, no longer in operational control of the PDA Triangle Site  
**3rd Avenue Development:** Development company developing Lots 3 through 13 known as the "Live/Work Units"

Construction Summary

Harris, inc. - Phase 1: Perimeter Site Effort  
 Harris, inc. - Phase 2: Interior Site Effort

# APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF \_\_\_\_\_ PAGES

TO OWNER: Triangle Inc  
PB Box 7  
Pocatello Idaho 83204

PROJECT: Triangle Phase ONE (1)  
2043 E. Center St.  
Pocatello Idaho 83204

APPLICATION NO.: 12  
 PERIOD TO:  
 PROJECT NOS.: 06104

Distribution to:  
 OWNER  
 ARCHITECT  
 CONTRACTOR

FROM CONTRACTOR: Harris Inc  
4555 Burley Dr.  
Pocatello Idaho 83202

VIA ARCHITECT: Myers Anderson Architects CONTRACT DATE: 1.15.08  
101 N. Main Street  
Pocatello Idaho 83204

CONTRACT FOR:

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached

1. ORIGINAL CONTRACT SUM ..... \$ 485,416.00
2. Net change by Change Orders ..... \$ 58,885.51
3. CONTRACT SUM TO DATE (Line 1 ± 2) ..... \$ 544,301.51
4. TOTAL COMPLETED & STORED TO DATE ..... \$ 544,301.51  
(Column G on G703)
5. RETAINAGE:
  - a. 5% of Completed Work ..... \$ 0.00  
(Columns D + E on G703)
  - b. \_\_\_\_\_% of Stored Material ..... \$ 0.00  
(Column F on G703)
 Total Retainage (Line 5a + 5b or Total in Column I of G703) ..... \$ 0.00
6. TOTAL EARNED LESS RETAINAGE ..... \$ 544,301.51  
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT  
(Line 6 from prior Certificate) ..... \$ 513,710.87
8. CURRENT PAYMENT DUE ..... \$ 30,590.64
9. BALANCE TO FINISH, INCLUDING RETAINAGE  
(Line 3 less Line 6) ..... \$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: [Signature] Date: 06/18/2009

State of: Idaho  
 County of: Bannock  
 Subscribed and sworn to before me this 18th day of June 2009



Notary Public: Deborah Hitchcock  
 My Commission expires: 2013 [Signature]

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 30,590.64

*(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)*

ARCHITECT: [Signature]  
 By: [Signature] Date: 7-7-09

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.







4555 Burley Drive, Pocatello, ID 83202  
Phone: 208-237-0575 Fax: 208-237-0520

Harris Inc.  
4555 Burley Drive  
Pocatello ID 83202  
208 237 0575

# Progress Billing

Application: 12

Period: 06/17/2009

License: 10657-AAA-1-3

Owner: Triangle Inc.  
PO Box 1082  
Pocatello ID 83204

Job Location: The Triangle - Phase 1 & 2  
PO Box 1082  
Pocatello ID 83204

## Application For Payment On Contract

Original Contract.....	485,416.00
Net Change by Change Orders.....	58,885.51
Contract Sum to Date.....	544,301.51
Total Complete to Date.....	544,301.51
Total Retained.....	0.00
Total Earned Less Retained.....	544,301.51
Less Previous Billings.....	513,710.87
Current Payment Due.....	30,590.64
Balance on Contract.....	0.00

## Contractor's Certification of Work

The undersigned contractor certifies that, to the best of the contractor's knowledge, the work on the the above named job has been completed in accordance with the plans and specifications to the level of completion indicated on the attached schedule of completion.

Contractor: \_\_\_\_\_ Date: 06/18/2009

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

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

Terms: Invoices are due and payable from the date of invoice. All overdue amounts will be charged a service charge of 12.00 % per month. Please make checks payable to: Harris Inc.

Thank you for your prompt payment.

# PROGRESS BILLING

Application: 12

Period: 06/17/2009

## Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
1 - Mobilization/Bond	7,834.00		7,834.00	7,834.00			7,834.00	100.00		
2 - Saw Cut Asphalt	3,380.00		3,380.00	3,380.00			3,380.00	100.00		
3 - Asphalt Removal	18,888.00		18,888.00	18,888.00			18,888.00	100.00		
4 - Remove Water Service M	5,917.00		5,917.00	5,917.00			5,917.00	100.00		
5 - Remove Catch Basin	1,644.00		1,644.00	1,644.00			1,644.00	100.00		
6 - Remove Manholes	2,411.00		2,411.00	2,411.00			2,411.00	100.00		
7 - Remove Storm Drain Line	6,519.00		6,519.00	6,519.00			6,519.00	100.00		
8 - Remove Sanitary Sewer	10,650.00		10,650.00	10,650.00			10,650.00	100.00		
9 - Remove Subsoils	10,638.00		10,638.00	10,638.00			10,638.00	100.00		
10 - Install HDPE Pipe	35,892.00		35,892.00	35,892.00			35,892.00	100.00		
11 - Install PVC Sewer Pipe	19,235.00		19,235.00	19,235.00			19,235.00	100.00		
12 - Fire Hydrant Assembly	7,286.00		7,286.00	7,286.00			7,286.00	100.00		
13 - 30" Catch Basin	5,369.00		5,369.00	5,369.00			5,369.00	100.00		
14 - 48" Storm Drain Manhole	4,295.00		4,295.00	4,295.00			4,295.00	100.00		
15 - Subgrade Compacted	1,064.00		1,064.00	1,064.00			1,064.00	100.00		
16 - Install Geotextile	1,702.00		1,702.00	1,702.00			1,702.00	100.00		
17 - Install 8" Thick 2" Cr	13,829.00		13,829.00	13,829.00			13,829.00	100.00		
18 - Install 4" Thick Asphalt	7,447.00		7,447.00	7,447.00			7,447.00	100.00		
19 - Install 2 1/2" Thick	28,721.00		28,721.00	28,721.00			28,721.00	100.00		
21 - Traffic control	9,735.00		9,735.00	9,735.00			9,735.00	100.00		
22 - Standard Curb and Gutte	17,979.00		17,979.00	17,979.00			17,979.00	100.00		
23 - HCP Ramps	7,834.00		7,834.00	7,834.00			7,834.00	100.00		
24 - Hand Stk Curb and Gutt	5,884.00		5,884.00	5,884.00			5,884.00	100.00		
25 - Sidewalk	55,582.00		55,582.00	55,026.18	555.82		55,582.00	100.00		
26 - Ferguson Geotextile	5,547.00		5,547.00	5,547.00			5,547.00	100.00		
27 - Pocatello Precast	13,444.00		13,444.00	13,444.00			13,444.00	100.00		
32 - Surveying	3,935.00		3,935.00	3,935.00			3,935.00	100.00		
30 - Sidewalk Removal	1,141.00		1,141.00	1,141.00			1,141.00	100.00		
35 - Tree Rings	12,490.00		12,490.00	12,490.00			12,490.00	100.00		
38 - Greenway Landscape	47,044.00		47,044.00	44,691.80	2,352.20		47,044.00	100.00		

# PROGRESS BILLING

Application: 12

Period: 06/17/2009

## Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
39 - E-Permits and Mobilize	2,129.00		2,129.00	2,129.00			2,129.00	100.00		
40 - E-Underground Conduits	7,780.00		7,780.00	7,780.00			7,780.00	100.00		
41 - E-Pole Bases	7,056.00		7,056.00	7,056.00			7,056.00	100.00		
42 - E-Poles, Fixtures, Panel	84,037.00		84,037.00	84,037.00			84,037.00	100.00		
43 - E-Install Conductors	10,425.00		10,425.00	10,425.00			10,425.00	100.00		
44 - Construction Sign	653.00		653.00	653.00			653.00	100.00		
Change Order# 1		19,488.00	19,488.00	19,488.00			19,488.00	100.00		
Change Order # 3		8,142.16	8,142.16	8,142.16			8,142.16	100.00		
Water Taps .		3,995.35	3,995.35	3,995.35			3,995.35	100.00		
Liquid Damages		-5,000.00	-5,000.00	-5,000.00			-5,000.00	100.00		
Change Order 6 Interior Light		32,260.00	32,260.00	31,614.80	645.20		32,260.00	100.00		
<b>Totals:</b>	<b>485,416.00</b>	<b>58,885.51</b>	<b>544,301.51</b>	<b>540,748.29</b>	<b>3,553.22</b>		<b>544,301.51</b>	<b>100.00</b>		

# APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF \_\_\_\_\_ PAGES

TO OWNER: Triangle Inc  
PB Box 7  
Pocatello Idaho 83204

PROJECT: Triangle Phase Two (2)  
2043 E. Center St.  
Pocatello Idaho 83204

APPLICATION NO.: 12  
 PERIOD TO:  
 PROJECT NOS.: 06104

Distribution to:  
 OWNER  
 ARCHITECT  
 CONTRACTOR

FROM CONTRACTOR: Harris Inc  
4555 Burley Dr.  
Pocatello Idaho 83202

VIA ARCHITECT: Myers Anderson Architects  
101 N. Main Street  
Pocatello Idaho 83204

CONTRACT DATE: 1.15.08

CONTRACT FOR:

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached

- 1 ORIGINAL CONTRACT SUM ..... \$ 244,731.00
- 2 Net change by Change Orders ..... \$ 6.00
- 3 CONTRACT SUM TO DATE (Line 1 + 2) ..... \$ 244,731.00
- 4 TOTAL COMPLETED & STORED TO DATE ..... \$ 244,731.00  
 (Column G on G703)
- 5 RETAINAGE:
  - a 5 % of Completed Work ..... \$ 0.00  
 (Columns D + E on G703)
  - b \_\_\_\_\_ % of Stored Material ..... \$ 0.00  
 (Column F on G703)
 Total Retainage (Line 5a + 5b or Total in Column I of G703) ..... \$ 0.00
- 6 TOTAL EARNED LESS RETAINAGE ..... \$ 244,731.00  
 (Line 4 less Line 5 Total)
- 7 LESS PREVIOUS CERTIFICATES FOR PAYMENT  
 (Line 6 from prior Certificate) ..... \$ 232,047.53
- 8 CURRENT PAYMENT DUE ..... \$ 12,683.47
- 9 BALANCE TO FINISH, INCLUDING RETAINAGE  
 (Line 3 less Line 6) ..... \$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: [Signature] Date: 06/18/2009

State of: Idaho  
 County of: Bannock  
 Subscribed and sworn to before me this 18th day of June 2009



Notary Public: Deborah Hitchcock  
 My Commission expires: 2013  
[Signature]

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 12,683.47

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT: [Signature]  
 By: [Signature] Date: 7-7-09

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.





4555 Burley Drive, Pocatello, ID 83202  
Phone: 208-237-0575 Fax: 208-237-0520

Harris Inc.  
4555 Burley Drive  
Pocatello ID 83202  
208 237 0575

## Progress Billing

Application: 12

Period: 06/17/2009

License: 10657-AAA-1-3

Owner: Triangle Inc.  
PO Box 1082  
Pocatello ID 83204

Job Location: The Triangle - Phase 1 & 2  
PO Box 1082  
Pocatello ID 83204

### Application For Payment On Contract

Original Contract.....	244,731.00
Net Change by Change Orders.....	0.00
Contract Sum to Date.....	244,731.00
Total Complete to Date.....	244,731.00
Total Retained.....	0.00
Total Earned Less Retained.....	244,731.00
Less Previous Billings.....	232,047.53
Current Payment Due.....	12,683.47
Balance on Contract.....	0.00

### Contractor's Certification of Work

The undersigned contractor certifies that, to the best of the contractor's knowledge, the work on the the above named job has been completed in accordance with the plans and specifications to the level of completion indicated on the attached schedule of completion.

Contractor: \_\_\_\_\_ Date: 06/18/2009

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

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

Terms: Invoices are due and payable from the date of invoice. All overdue amounts will be charged a service charge of 12.00 % per month. Please make checks payable to: Harris Inc.

Thank you for your prompt payment.

# PROGRESS BILLING

Application: 12

Period: 06/17/2009

## Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
1 - Mobilization/Bond	6,410.00		6,410.00	6,410.00			6,410.00	100.00		
Clearing and Grubbing	2,928.00		2,928.00	2,928.00			2,928.00	100.00		
Asphalt Removal	2,841.00		2,841.00	2,841.00			2,841.00	100.00		
48" Sewer Manholes	3,222.00		3,222.00	3,222.00			3,222.00	100.00		
Subgrade Compacted	2,265.00		2,265.00	2,265.00			2,265.00	100.00		
Install Geotextile	3,624.00		3,624.00	3,624.00			3,624.00	100.00		
Install 8" Thick 2" Crushed	29,440.00		29,440.00	29,440.00			29,440.00	100.00		
Install 4" Thick 3/4" Crushe	15,852.00		15,852.00	15,852.00			15,852.00	100.00		
Install 2 1/2" Thick Asphalt	61,143.00		61,143.00	61,143.00			61,143.00	100.00		
Surveying	3,934.00		3,934.00	3,934.00			3,934.00	100.00		
Standard Curb and Gutter	7,845.00		7,845.00	7,845.00			7,845.00	100.00		
Valley Gutters	9,394.00		9,394.00	9,394.00			9,394.00	100.00		
Extruded Curb	8,842.00		8,842.00	8,842.00			8,842.00	100.00		
Dumpster Pad	12,052.00		12,052.00	12,052.00			12,052.00	100.00		
Ferguson	38,966.00		38,966.00	38,966.00			38,966.00	100.00		
Greenway Landscape	23,522.00		23,522.00	23,051.56	470.44		23,522.00	100.00		
E-Permits and Mobilization	236.00		236.00	236.00			236.00	100.00		
E-Underground Conduit/Fittin	864.00		864.00	864.00			864.00	100.00		
E-Pole Bases	784.00		784.00	784.00			784.00	100.00		
E-Poles, Fixtures, Panels	9,337.00		9,337.00	9,337.00			9,337.00	100.00		
E-Install Conductors	1,158.00		1,158.00	1,158.00			1,158.00	100.00		
Construction Sign	72.00		72.00	72.00			72.00	100.00		
<b>Totals:</b>	<b>244,731.00</b>		<b>244,731.00</b>	<b>244,260.56</b>	<b>470.44</b>		<b>244,731.00</b>	<b>100.00</b>		



Harris Inc.  
4555 Burley Drive  
Pocatello ID 83202  
208 237 0575

License: 10657-AAA-1-3

RECEIVED  
JUN 30 2009

# Transmittal

Date: 06-30-2009

To: Myers Anderson Architects  
101 N Main Street  
Pocatello ID 83204

Project: 529  
The Triangle - Phase 1 & 2  
PO Box 1082  
Pocatello ID 83204

---

Prepared By: Scott Harris

---

Item	Quantity	Description
1	1	Paid receipt of light pole
2	1	Consent of Surety
3	1	Affidavit of Payrolls
4	1	Affidavit of Payrolls
5	1	Insurance Statement

es

Please sign and date this form as proof that you are in receipt of the above listed items.  
Return form to Harris Inc.

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



**D & S ELECTRICAL SUPPLY - POC**  
 363 WEST CHUBBUCK ROAD  
 WAREHOUSE RECEIVING  
 POCATELLO, ID 83202  
 Phone: (208) 237-8200 Fax: (208) 237-8210

PAGE	DOCUMENT NUMBER
	<b>01 0108500-01</b>
PLEASE REFER TO NUMBER ABOVE WHEN MAKING INQUIRIES	
REMIT TO: D & S Electrical Supply Co. P.O. Box 2502 Pocatello, ID 83206 Phone: (208) 237-8200	

# INVOICE

S  
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CASH/CHECK SALES  
 POCATELLO  
 VALUED CUSTOMER  
 POCATELLO, ID 83201

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P  
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O

HARRIS INC  
 \*\*WILL ADVISE\*\*  
 VALUED CUSTOMER  
 POCATELLO, ID 83201

SHIP FROM	DIV.	SLM.	ISM.	SALESMAN	CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	DATE	PICKED UP BY
	01	0001	SJH	SARA JACOBSON	CASPO	HARRIS INC	06/16/09	

SHIP VIA	SALESMAN	JOB NAME	TERMS
PICK UP	SCOTT HARRIS	TRIANGLE	NET 30

ITEM NO.	ITEM DESCRIPTION	ORDERED	SHIPPED	BACKORDER	UNIT PRICE	QTY	EXTENDED PRICE	C/D
001	SPC S6825A-70HPS FIXTURE SHERWIN WILLIAMS ZSW1216	1	1	0	0.00	E	0.00	
002	SPC SP6825-12-Z POLE SHERWIN WILLIAMS ZSW1216	1	1	0	0.00	E	0.00	
003	LOT TOTAL LOT PRICE FOR POLE AND FIXTURE	1	1	0	2150.00	E	2150.00	
<b>SUBTOTAL:</b>							<b>2,150.00</b>	
<b>TAX:</b>							<b>129.00</b>	

TERMS: Claims for error must be made upon receipt of goods. A 20% handling charge can be charged on all goods returned unless defective or error on our part. Goods must be returned within 60 days from purchase date. Title to the material listed above does not pass until fully paid for. Accounts are due and payable 10th of month following purchase. If collection is made by suit or otherwise, I agree to pay all collection costs, including reasonable attorney fees. A FINANCE CHARGE OF 1 3/4% PER MONTH which is an ANNUAL PERCENTAGE RATE OF 21% will be applied to all past due accounts

SHIP DATE	CARRIER	FREIGHT AMOUNT	TOTAL
			<b>2,279.00</b>

C/D TERMS	
1. NET 25TH PROX	3. 1% 10TH PROX
2. 1/2% 10TH PROX	4. 2% 10TH PROX

CUSTOMER ORIGINAL



D & S ELECTRICAL SUPPLY  
363 W CHURCH RD  
POCATELLO ID 83202

TERMINAL I.D.: 033500

MERCHANT #:

AMEX  
XXXXXXXXXXXX7006\*

SALE

BATCH: 0095  
DATE: JUN 19, 09  
RRN: 00950002

INVOICE: 043060  
TIME: 08:59  
AUTH NO: 163413

TOTAL \$2279.00

CUSTOMER COPY

**CONSENT OF SURETY COMPANY TO FINAL PAYMENT**

AIA DOCUMENT G707

OWNER   
ARCHITECT   
CONTRACTOR   
SURETY   
OTHER

Bond No. 3-961-577

PROJECT: The Triangle Site Development  
(name, address) Phases 1 & 2, Pocatello, ID.

TO (Owner)

Triangle, Inc.  
PO Box 7  
Pocatello, ID 83201

ARCHITECT'S PROJECT NO:

CONTRACT FOR:

Harris, Inc.

CONTRACT DATE: January 15, 2008

CONTRACTOR: Harris Inc.  
4555 Burley Dr.  
Pocatello, ID 83202

FINAL CONTRACT AMOUNT: \$756,772.51

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the (here insert name and address of Surety Company)

The Ohio Casualty Insurance Company  
136 North Third Street  
Hamilton, OH 45025

, SURETY COMPANY,

on bond of (here insert name and address of Contractor)

Harris Inc.  
4555 Burley Drive  
Pocatello, ID 83202

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety Company of any of its obligations to (here insert name and address of Owner)

Triangle, Inc.  
PO Box 7  
Pocatello, ID 83201

, OWNER,

as set forth in the said Surety Company's bond.

IN WITNESS WHEREOF,

the Surety Company has hereunto set its hand this 26th day of June 19 2009 .

The Ohio Casualty Insurance Company

Surety Company

*Kathy Murray*  
Signature of Authorized Representative

Attorney-in-Fact

Title

Attest: *Lorna C. Bartlett*  
(Seal):

NOTE: This form is to be used as a companion document to AIA DOCUMENT G706, CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS, Current Edition

CERTIFIED COPY OF POWER OF ATTORNEY  
THE OHIO CASUALTY INSURANCE COMPANY  
WEST AMERICAN INSURANCE COMPANY

No. 39-449

**Know All Men by These Presents:** That THE OHIO CASUALTY INSURANCE COMPANY, an Ohio Corporation, and WEST AMERICAN INSURANCE COMPANY, an Indiana Corporation, pursuant to the authority granted by Article III, Section 9 of the Code of Regulations and By-Laws of The Ohio Casualty Insurance Company and West American Insurance Company, do hereby nominate, constitute and appoint: Barbara Steele, Kathy Murray, Loren Azzola, Lorna C. Bartlett or Grady Staley of Pocatello, Idaho its true and lawful agent (s) and attorney (s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all BONDS, UNDERTAKINGS, and RECOGNIZANCES, not exceeding in any single instance FIVE MILLION (\$5,000,000.00) DOLLARS, excluding, however, any bond(s) or undertaking(s) guaranteeing the payment of notes and interest thereon

And the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Companies at their administrative offices in Fairfield, Ohio, in their own proper persons.

The authority granted hereunder supersedes any previous authority heretofore granted the above named attorney(s)-in-fact.

In WITNESS WHEREOF, the undersigned officer of the said The Ohio Casualty Insurance Company and West American Insurance Company has hereunto subscribed his name and affixed the Corporate Seal of each Company this 29th day of June, 2006.



*Sam Lawrence*

Sam Lawrence, Assistant Secretary

STATE OF OHIO,  
COUNTY OF BUTLER

On this 29th day of June, 2006 before the subscriber; a Notary Public of the State of Ohio, in and for the County of Butler, duly commissioned and qualified, came Sam Lawrence, Assistant Secretary of THE OHIO CASUALTY INSURANCE COMPANY and WEST AMERICAN INSURANCE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn deposes and says that he is the officer of the Companies aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal at the City of Hamilton, State of Ohio, the day and year first above written.



*Cheryl S. Gregory*

Notary Public in and for County of Butler, State of Ohio  
My Commission expires August 6, 2007.

This power of attorney is granted under and by authority of Article III, Section 9 of the Code of Regulations and By-Laws of The Ohio Casualty Insurance Company and West American Insurance Company, extracts from which read:

Article III, Section 9. Appointment of Attorneys-in-Fact. The Chairman of the Board, the President, any Vice-President, the Secretary or any Assistant Secretary of the corporation shall be and is hereby vested with full power and authority to appoint attorneys-in-fact for the purpose of signing the name of the corporation as surety to, and to execute, attach the seal of the corporation to, acknowledge and deliver any and all bonds, recognizances, stipulations, undertakings or other instruments of suretyship and policies of insurance to be given in favor of any individual, firm, corporation, partnership, limited liability company or other entity, or the official representative thereof, or to any county or state, or any official board or boards of any county or state, or the United States of America or any agency thereof, or to any other political subdivision thereof

This instrument is signed and sealed as authorized by the following resolution adopted by the Boards of Directors of the Companies on October 21, 2004:

**RESOLVED,** That the signature of any officer of the Company authorized under Article III, Section 9 of its Code of Regulations and By-laws and the Company seal may be affixed by facsimile to any power of attorney or copy thereof issued on behalf of the Company to make, execute, seal and deliver for and on its behalf as surety any and all bonds, undertakings or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment. Such signatures and seal are hereby adopted by the Company as original signatures and seal and shall, with respect to any bond, undertaking or other written obligations in the nature thereof to which it is attached, be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATE

I, the undersigned Assistant Secretary of The Ohio Casualty Insurance Company and West American Insurance Company, do hereby certify that the foregoing power of attorney, the referenced By-Laws of the Companies and the above resolution of their Boards of Directors are true and correct copies and are in full force and effect on this date.

IN WITNESS WHEREOF, I have hereunto set my hand and the seals of the Companies this 26TH day of JUNE 2009



*Mark E. Schmidt*

Assistant Secretary



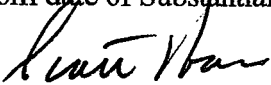
4555 Burley Drive, Pocatello, ID 83202  
Phone: 208-237-0575 Fax 208-237-0520

Monday, June 29, 2009

Mike Jaglowski  
Triangle Inc.  
P.O. Box 1082  
Pocatello, ID 83204

Subject: Insurance Triangle Project

Harris Inc. certifies that all required insurance policies will remain in affect for 2 years from date of Substantial Completion.

  
Scott Harris



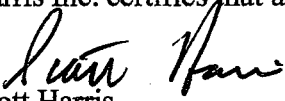
4555 Burley Drive, Pocatello, ID 83202  
Phone: 208-237-0575 Fax 208-237-0520

Monday, June 29, 2009

Mike Jaglowski  
Triangle Inc.  
P.O. Box 1082  
Pocatello, ID 83204

Subject: Payroll Affidavit

Harris Inc. certifies that all payrolls have been made on this project.

  
Scott Harris

RECEIVED  
JUL 06 2009



**KELLER**  
**associates**

305 North 3rd Avenue, Suite A • Pocatello, ID 83201  
208-238-2146 phone • 208-238-2162 fax • www.kellerassociates.com

July 7, 2009

Merril Quayle, P.E.  
City of Pocatello  
911 N. 7<sup>th</sup> St  
PO Box 4169  
Pocatello, Idaho 83205-4169

**RE: The Triangle Subdivision  
Pocatello, Idaho**

Dear Mr. Quayle:

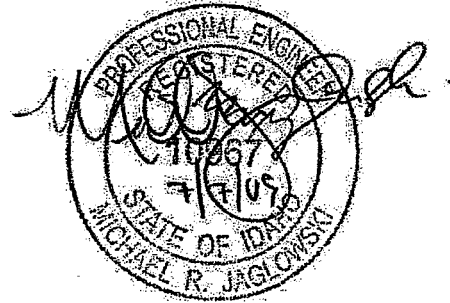
As requested by the City of Pocatello and further recognized in Jesse Schuerman, P.E. email dated July 2, 2009, this letter is to certify that sanitary sewer line and stormwater basin was built according to the plans and specification as shown on the as-built record drawings. This letter further certifies that the sanitary sewer collection system and manholes were tested in July 2008 according to the ISPWC 2007 edition. Both Eddy Hansen and I of Keller Associates were present to verify procedure and passing of the tests.

Should you have any question please contact us at 208-238-2146.

Respectfully Submitted,

**KELLER ASSOCIATES, INC**

Michael R. Jaglowski, P.E., CPESC  
Project Manager



cc: Jim Jenkins Myers-Anderson Architects  
File

**POCATELLO DEVELOPMENT AUTHORITY**  
**STATEMENT OF CASH AS OF JUNE 30, 2009**

Cash in Checking	\$342,096.58
Cash in Savings (Wells Fargo Money Market Account)	132,882.37
Cash in held by third parties (Wells Fargo Corporate Trust)	<u>3,415,148.43</u>
Total cash	<u>3,890,127.38</u>
Cash restricted by bond covenants	<u>-2,857,555.03</u>
Total cash available	<u><u>\$1,032,572.35</u></u>

**STATEMENT OF CHANGES IN CASH AND CASH EQUIVILENTS**  
**FOR THE MONTH ENDED JUNE 30, 2009**

Receipts for the month		
CC	Property taxes received - Central Corridor	\$33,413.70
NY	Property taxes received - North Yellowstone	11,593.82
NO	Property taxes received - Naval Ordinance	68,529.60
CC	Repay short-term loan to the Central Corridor	401,393.30
GF	Interest earnings on savings - Wells Fargo Managed Cash	8.22
	Interest earning on Trust Accounts - Wells Fargo Trusts	<u>27.62</u>
	Total receipts	<u><u>514,966.26</u></u>

Total expenditures for the month		
# 3049	CC/NY Wells Fargo Corporate Trust - \$65,639.17 April and Mays property tax receipts, Central Corridor and North Yellowstone.	
# 3050	GF Jimmy John's June luncheon costs	101.66
# 3051	CC/NY Wells Fargo Corporate Trust - \$45,007.52 Junes property tax receipts, Central Corridor and North Yellowstone.	
N/A	GF General Fund loan repayment to Central Corridor	401,393.30
N/A	GF Bank service charge - March	<u>27.54</u>
	Total expenditures	<u>401,522.50</u>
	Net change in cash	<u>\$113,443.76</u>

Cash balances as of June 30, 2009	\$3,890,127.38
Cash balances as of May 31, 2009	<u>\$3,776,683.62</u>
Net change in cash	<u><u>\$113,443.76</u></u>

CC = Central Corridor, NY = North Yellowstone, GF = General Fund, NO=Naval Ordinance

Corrected ~~Amended~~ Financial Pages Supplied after July mtg pg 1 of 4



**POCATELLO DEVELOPMENT AUTHORITY**  
**CASH ANALYSIS FOR THE MONTH ENDING JUNE 30, 2009**

	Balance 31-May-09	Balance 30-Jun-09	Change in Balance
<b>Total Cash:</b>			
<b>General Fund</b>			
Cash in checking	\$456,705.90	\$55,183.40	-\$401,522.50
Money Market Account	132,874.15	132,882.37	\$8.22
Total General Fund Cash	<u>589,580.05</u>	<u>188,065.77</u>	<u>-\$401,514.28</u>
<b>Central Corridor District</b>			
Cash in checking	-175,563.00	210,625.99	\$386,188.99
Bond Trust Fund (Wells Fargo)	2.67	2.67	\$0.00
Revenue Allocation Trust Fund (Wells)	1,315,837.84	1,364,466.72	\$48,628.88
Total Central Corridor District Cash	<u>1,140,277.51</u>	<u>1,575,095.38</u>	<u>\$434,817.87</u>
<b>North Yellowstone District</b>			
Cash in checking	50,434.86	0.00	-\$50,434.86
Bond Trust Fund (Wells Fargo)	0.31	0.31	\$0.00
Revenue Allocation Trust Fund (Wells)	656,701.94	718,736.20	\$62,034.26
Total Yellowstone District Cash	<u>707,137.11</u>	<u>718,736.51</u>	<u>\$11,599.40</u>
Central Corridor District Debt Service	650,014.72	650,020.09	\$5.37
North Yellowstone District Debt Service	681,916.64	681,922.44	\$5.80
Naval Ordinance Plant - Cash in checking	7,757.59	76,287.19	68,529.60
Total cash	<u>\$3,776,683.62</u>	<u>\$3,890,127.38</u>	<u>\$113,443.76</u>

**Cash Restricted By Bond Covenants:**

<b>Central Corridor Cash</b>			
Next bond payment	950,725.00	950,725.00	0.00
<b>North Yellowstone Cash</b>			
Next bond payment	574,887.50	574,887.50	0.00
Central Corridor District Debt Service	650,014.72	650,020.09	5.37
North Yellowstone District Debt Service	681,916.64	681,922.44	5.80
Total restricted cash	<u>2,857,543.86</u>	<u>2,857,555.03</u>	<u>11.17</u>
Total unrestricted cash	<u>919,139.76</u>	<u>1,032,572.35</u>	<u>113,432.59</u>

**Cash Available**

General Fund	589,580.05	188,065.77	-\$401,514.28
Central Corridor District	189,552.51	624,370.38	434,817.87
North Yellowstone District	132,249.61	143,849.01	11,599.40
Central Corridor District Debt Service	0.00	0.00	0.00
North Yellowstone District Debt Service	0.00	0.00	0.00
Naval Ordinance Plant District	7,757.59	76,287.19	68,529.60
Total available cash	<u>919,139.76</u>	<u>1,032,572.35</u>	<u>113,432.59</u>



**Cash movement analysis:**

For the month of June, Pocatello Development Authority received cash of \$113,572.96 and paid out cash payments of \$129.20 so that there was an increase in cash of \$113,443.76.

General Fund revenue received \$8.22 in interest earnings on the Money Market Account. Expenses were Bank service charges of \$27.54, short-term loan repayment to the Consolidated Corridor District of \$401,393.30, and luncheon costs of \$101.66. The General Fund cash decreased \$401,514.28 in June.

The Central Corridor District received interest revenues on trust funds of \$16.24, a loan repayment from the General Fund of \$401,393.30, and property taxes of \$33,413.70. The Corridor had no expenses in June. The Corridor's cash increased by \$434,823.24 in June.

The North Yellowstone District received interest revenues on trust funds of \$11.38 and property taxes of \$11,593.82. It had no expenses in June. The district's cash increased by \$11,605.20.

The Naval Ordinance Plant District received property taxes of \$68,529.60 It had no expenses in June.

**Internal Debt:**

The North Yellowstone District has borrowed \$615,514.38 from the General Fund in order to pay its commitments with the Rail Crossing. In March \$298,828.31 was paid back leaving a balance of \$316,686.07.

The Naval Ordinance District has borrowed \$75,000.00 from the General Fund in order to pay its commitments with a manufacturer, Wisper Creek.

The General Fund had borrowed \$401,393.30 during the year from the Consolidated Corridor in order to pay its obligations on the Triangle Project. This short-term loan was repaid in June.

**Budget Review:**

After six months of operations a review of budget to actual revenues and expenses reveals the following:

Interest earning in all funds will probably end up at 15% of projected earnings.

**POCATELLO DEVELOPMENT AUTHORITY  
GENERAL FUND CASH FLOW PROJECTIONS  
2009 THROUGH 2013**

YEARS ENDED	Budget 2009	YTD 2009 As of May	Remaining 2009	Budget 2010	Budget 2011	Budget 2012	Budget 2013
Previous Year Balance:	\$370,297.35	\$364,666.59	\$188,065.77	\$32,138.65	\$122,998.03	-\$145,656.97	\$26,655.00
<b>INCOME:</b>							
TetriDyn Solutions Repayment: <sup>10</sup>							
Garfield Property							
Central Corridor Admin fee						1,091,360.27	
Central Corridor Loan							
North Yellowstone Loans	330,000.00	298,828.31	31,171.69	285,514.38			
Naval Ordinance loan				75,000.00			
Interest Income	6,000.00	787.86	5,212.14	7,000.00	8,000.00	9,000.00	0.00
Total Projected Income:	336,000.00	299,616.17	36,383.83	367,514.38	8,000.00	1,100,360.27	0.00
<b>EXPENSE:</b>							
IsoRay: Committed \$75,000 <sup>1</sup> BUDGETED 75,000.00	75,000.00		75,000.00				
Triangle Project: Committed \$300,000 <sup>9</sup> BUDGETED \$268,123.52	289,128.70	475,121.72	0.00				
Portneuf Valley Investment Partners: Committed \$40,000 <sup>8</sup>			0.00				
Unnamed project #2 (amend budget 300,000.00) <sup>14</sup>	300,000.00		300,000.00	250,000.00	250,000.00	500,000.00	
Loan to Naval Ordinance Plant District 13							
Legislative Action							
North Yellowstone Loan						401,393.30	
Management salaries				16,625.00	16,625.00	16,625.00	16,625.00
Luncheon costs	1,320.00	968.18	351.82	1,320.00	1,320.00	1,320.00	1,320.00
Office expenses	200.00		200.00	200.00	200.00	200.00	200.00
Legal advertising	50.00		50.00	50.00	50.00	50.00	50.00
Banking expenses	360.00	127.09	232.91	360.00	360.00	360.00	360.00
Audit	3,500.00		3,500.00	3,500.00	3,500.00	3,500.00	3,500.00
Arbitrage Rebate Studies	4,600.00		4,600.00	4,600.00	4,600.00	4,600.00	4,600.00
Total Projected Expense:	674,158.70	476,216.99	383,934.73	276,655.00	276,655.00	928,048.30	26,655.00
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$32,138.65</b>	<b>\$188,065.77</b>	<b>-\$159,485.13</b>	<b>\$122,998.03</b>	<b>-\$145,656.97</b>	<b>\$26,655.00</b>	<b>\$0.00</b>
	<b>\$705,943.52</b>						
	<b>\$31,784.82</b>						

Corrected  
 Amended  
 Financial Pages supplied after July 11th.  
 Page 4 of 4 (AT)