

**POCATELLO DEVELOPMENT AUTHORITY**  
**Board of Commissioners Meeting**  
**16 September 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 July 15, 2009 – Motion to approve and/or amend (August – no meeting)

Financial Report: July and August Income and Expenses

Ratify Southvalley Connector payment approval (approved payment by e-mail poll) in the amount of \$172,490.81 for engineering/design services.

General Discussion:

IsoRay and INL Response  
IDOC Director's Fund (\$250,000) to each of Petersen and Nordic Wind  
North 3<sup>rd</sup> Commercial Acquisition Opportunity  
(Accelerated Payback of \$206,000)

PDA Officer Nominations for 2010: Chair  
Vice-Chair  
Secretary  
Treasurer

Currently Serving (2009): Steve Brown, Chair  
Darcy Johnson, Vice Chair  
Darcy Taylor, Appointed Secretary  
Ryan Ward, Treasurer  
Jerry Higgins, Vice Treasurer by Appointment

Positron : Project Update  
Discussion on debt-equity exchange

Executive Session: Discussion of potential property acquisition.

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 JULY 31, 2009**

Cash in Checking	\$310,057.44
Cash in Savings (Wells Fargo Money Market Account)	132,883.63
Cash in held by third parties (Wells Fargo Corporate Trust)	5,155,281.13
Total cash	5,598,222.20
Cash restricted by bond covenants	-2,857,564.01
Total cash available	\$2,740,658.19

**STATEMENT OF CHANGES IN CASH AND CASH EQUIVILENTS**  
**FOR THE MONTH ENDED JULY 31, 2009**

Receipts for the month		
CC	Property taxes received - Central Corridor	\$1,211,343.83
NY	Property taxes received - North Yellowstone	528,767.23
NO	Property taxes received - Naval Ordinance	4,611.35
NP	Property taxes received - North Portneuf	399.87
GF	Repay of loan from Naval Ordinance	75,000.00
GF	Interest earnings on savings - Wells Fargo Managed Cash	1.28
	Interest earning on Trust Accounts - Wells Fargo Trusts	21.64
	Total receipts	1,820,145.18
Total expenditures for the month		
# 3052	GF Triangle Inc. Payment 15 and final	36,506.64
# 3053	GF Food for Thought July luncheon costs	124.90
# 3055	CC/NY Wells Fargo Corporate Trust - \$1,740,111.06 July property tax receipts, Central Corridor and North Yellowstone.	
N/A	NY Naval Ordinance Loan Repayment to General Fund	75,000.00
N/A	GF Bank service charge - March	18.95
	Total expenditures	111,650.49
	Net change in cash	\$1,708,494.69
Cash balances as of July 31, 2009		
		\$5,598,622.07
Cash balances as of June 30, 2009		
		\$3,890,127.38
	Net change in cash	\$1,708,494.69

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

**POCATELLO DEVELOPMENT AUTHORITY**  
**CASH ANALYSIS FOR THE MONTH ENDING JULY 31, 2009**

	Balance 30-Jun-09	Balance 31-Jul-09	Change in Balance
<b>Total Cash:</b>			
<b>General Fund</b>			
Cash in checking	\$55,183.40	\$93,532.91	\$38,349.51
Money Market Account	132,882.37	132,883.63	\$1.26
Total General Fund Cash	<u>188,065.77</u>	<u>226,416.54</u>	<u>\$38,350.77</u>
<b>Central Corridor District</b>			
Cash in checking	210,625.99	210,625.99	\$0.00
Bond Trust Fund (Wells Fargo)	2.67	2.67	\$0.00
Revenue Allocation Trust Fund (Wells)	1,364,466.72	2,575,817.44	\$1,211,350.72
Total Central Corridor District Cash	<u>1,575,095.38</u>	<u>2,786,446.10</u>	<u>\$1,211,350.72</u>
<b>North Yellowstone District</b>			
Cash in checking	0.00	0.00	\$0.00
Bond Trust Fund (Wells Fargo)	0.31	351,662.50	\$351,662.19
Revenue Allocation Trust Fund (Wells)	718,736.20	895,847.01	\$177,110.81
Total Yellowstone District Cash	<u>718,736.51</u>	<u>1,247,509.51</u>	<u>\$528,773.00</u>
Central Corridor District Debt Service	650,020.09	650,023.46	\$3.37
North Yellowstone District Debt Service	681,922.44	681,928.05	\$5.61
North Portneuf		399.87	\$399.87
Naval Ordinance Plant - Cash in checking	76,287.19	5,898.54	-70,388.65
Total cash	<u>\$3,890,127.38</u>	<u>\$5,598,622.07</u>	<u>\$1,708,094.82</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	650,025.46	650,023.46	-2.00
North Yellowstone District Debt Service	681,928.24	681,928.05	-0.19
Total restricted cash	<u>2,857,566.20</u>	<u>2,857,564.01</u>	<u>-2.19</u>
Total unrestricted cash	<u>1,032,561.18</u>	<u>2,741,058.06</u>	<u>1,708,097.01</u>
<b>Cash Available</b>			
General Fund	589,580.05	226,416.54	\$38,350.77
Central Corridor District	189,552.51	1,835,721.10	1,211,350.72
North Yellowstone District	132,249.61	672,622.01	528,773.00
Central Corridor District Debt Service	0.00	0.00	5.37
North Yellowstone District Debt Service	0.00	0.00	5.80
North Portneuf District		399.87	399.87
Naval Ordinance Plant District	7,757.59	5,898.54	-70,388.65
Total available cash	<u>919,139.76</u>	<u>2,741,058.06</u>	<u>1,708,496.88</u>

**Cash movement analysis:**

For the month of July, Pocatello Development Authority received cash of \$1,745,145.18 and paid out cash payments of \$36,650.49 so that there was an increase in cash of \$1,708,497.69.

General Fund revenue received \$1.26 in interest earnings on the Money Market Account . It also received \$75,000.00 in a loan repayment from the Naval Ordinance District. Expenses were Bank service charges of \$18.95, Final payment to Triangle Inc for the Triangle project of \$36,506.64, and luncheon costs of \$124.90. The General Fund cash increased \$38,350.77 in July.

The Central Corridor District received interest revenues on trust funds of \$10.26 and property taxes of \$1,211,343.83. The Corridor had no expenses in July. The Corridor's cash increased by \$1,211,354.09.

The North Yellowstone District received interest revenues on trust funds of \$11.38 and property taxes of \$528,767.23. It had no expenses in June. The district's cash increased by \$528,778.61.

The Naval Ordinance Plant District received property taxes of \$4,611.35. It had no expenses in July.

The North Portneuf District received property taxes of \$399.87. It had no expenses in July.

**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. This was paid back in July.

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 July	Remaining 2009	Budget 2010	Budget 2011	Budget 2012	Budget 2013
Previous Year Balance:	\$370,297.35	\$364,666.59	\$226,416.54	\$226,416.54	\$486,075.92	\$460,220.92	\$1,592,559.01
<b>INCOME:</b>							
TetriDym Solutions Repayment: <sup>10</sup>							
Garfield Property							
Central Corridor Admin fee						1,408,193.09	
Central Corridor Loan							
North Yellowstone Loans	330,000.00	298,828.31	31,171.69	285,514.38			
Naval Ordinance loan		75,000.00	257,588.23				
Interest Income	6,000.00	789.12	5,210.88	800.00	800.00	800.00	0.00
Total Projected Income:	336,000.00	374,617.43	293,970.80	286,314.38	800.00	1,408,993.09	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>8</sup> BUDGETED 289,128.70	289,128.70	511,628.36	0.00				
Portneuf Valley Investment Partners: Committed \$40,000 <sup>5</sup>			0.00				
Unnamed project #2 (amend budget 300,000.00) <sup>14</sup>	300,000.00		300,000.00				
RDA loan payoff Naval Ordinance District Legislative Action						250,000.00	750,000.00
North Yellowstone Loan							750,000.00
Management salaries				16,625.00	16,625.00	16,625.00	16,625.00
Luncheon costs	1,320.00	1,093.08	226.92	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	146.04	213.96	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	4,800.00		4,800.00	4,800.00	4,600.00	4,600.00	4,600.00
Total Projected Expense:	674,158.70	512,867.48	383,790.88	26,655.00	26,655.00	276,655.00	1,526,655.00
<b>CALCULATED ANNUAL BALANCE</b>	\$32,138.65	\$226,416.54	\$136,596.46	\$486,075.92	\$460,220.92	\$1,592,559.01	\$65,904.01
	\$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 July	Remaining 2009	Budget 2010	Budget 2011	Budget 2012
Previous Year Balance*:	\$3,029,561.15	\$3,029,561.15	\$3,436,469.56	\$3,436,469.56	\$1,893,592.19	\$619,779.33
<b>INCOME:</b>						
Projected Estimated Tax Revenues: <sup>8,9</sup>	1,445,541.56	1,664,025.75	-218,484.19	1,500,000.00	1,500,000.00	
Taxes Received from Previous Years & yearly interest: <sup>7</sup>			0.00			
South Calfis 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 (\$100,000.00)</sup>			0.00			
Interest earning on trust accounts	70,000.00	8,247.07	61,752.93	9,000.00	9,000.00	9,000.00
<b>Total Projected Income:</b>	<b>1,515,541.56</b>	<b>1,672,272.82</b>	<b>-156,731.26</b>	<b>1,705,867.85</b>	<b>1,509,000.00</b>	<b>1,209,000.00</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>10 &amp; 16</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 org 350 500</sup>	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			1,408,193.09
General Fund - loan for Triangle development City of Pocatello, triangle land reimbursement Arbitrage		2,400.00	0.00			206,000.00
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	200,000.00		
Unnamed Project #3 (\$500,000.00 new Jan 2009): <sup>19</sup>	500,000.00		500,000.00		500,000.00	
<b>Total Projected Expense:</b>	<b>1,625,730.00</b>	<b>1,265,364.41</b>	<b>1,065,015.59</b>	<b>3,248,745.22</b>	<b>2,782,812.86</b>	<b>1,872,994.02</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$2,919,372.71</b>	<b>\$3,436,469.56</b>	<b>\$2,214,722.71</b>	<b>\$1,893,592.19</b>	<b>\$619,779.33</b>	<b>-\$44,214.69</b>
Debt service restriction (reserve \$650,000.00)		\$650,023.46	\$1,578,795.00	\$1,583,432.50	0.00	0.00
Current debt payment allocation fund reserve		\$950,725.00				
<b>Available cash</b>		<b>\$1,835,721.10</b>	<b>\$635,927.71</b>	<b>\$310,159.69</b>	<b>\$619,779.33</b>	<b>-\$44,214.69</b>

\*\* TIF District slated to close in 2012

ESTIMATED \$600K LESS DUE TO AMI ADJUSTMENT. 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 \$325,500 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 \$750,000 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 Gynli. 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		-932,801.57
Cheyenne Crossing \$1million		Pay request #1	31,876.48
Cheyenne Crossing \$2million	8/15/2007	Pay request #2	44,676.88
Clark St Overpass	11/17/2004	Pay request #3	20,669.19
Engineering Expenses (JUB)	12/20/2006	Pay request #4	37,133.69
Federal Express	11/17/2004	Pay request #5	33,170.85
Old Town Building	9/25/2006	Pay request #6	80,369.92
Old Town Reinvestment	3/19/2003	Pay request #7	41,231.69
Portneuf Valley Investment Partners	3/21/2007 Minute breakdown in white binder	Pay request #8	132,044.51
Positron	10/8/2002	Pay request #9	242,797.45
South Cliffs	6/11/02 & 10/22/02	Pay request #10	106,180.34
Triangle	8/16/2006	Pay request #11	52,415.51
Whitman/Yellowstone Hotel	4/11/2006 & 9/19/07	Pay request #12	41,457.57
Land Acquisition Fund	11/14/2007	Pay request #13	3,764.76
		Pay request #14	28,506.09
		Pay request #15	36,506.64
			0.00
			0.00



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

YEARS ENDED	Budget 2009	YTD 2009 As of July	Remaining 2009	Budget 2010	Budget 2011	Budget 2012	Budget 2013 - 2028
Previous Year Balance:	\$1,276,749.60	\$1,343,991.40	\$1,929,437.56	\$1,929,437.56	\$1,955,129.58	\$1,664,041.90	\$1,664,041.90
<b>INCOME:</b>							
Property taxes (orig \$761,120.03)	902,884.32	1,114,505.04	0.00	1,114,527.36	1,114,527.36	1,114,527.36	17,832,437.76
Interest on trust accounts	25,000.00	1,691.93	23,308.07	144.00	5,000.00	5,000.00	75,000.00
Loan from General Fund							
Total Projected Income:	927,884.32	1,116,196.97	23,308.07	1,114,671.36	1,119,527.36	1,119,527.36	17,907,437.76
<b>EXPENSE:</b>							
Current Year Debt Service:	578,325.00	226,662.50	351,662.50	681,450.00	578,525.00	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				0.00
Loan payment to PDA General Fund (orig 100,000)	330,000.00	298,828.31	31,171.69	285,514.38			615,514.38
Costco employment payment (\$854,105.00) 1			0.00	122,014.96	732,090.04		854,105.00
Total Projected Expense:	908,325.00	530,750.81	382,834.19	1,088,979.34	1,410,615.04	680,050.00	10,874,850.00
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$1,296,308.92</b>	<b>\$1,929,437.56</b>	<b>\$1,569,911.44</b>	<b>\$1,955,129.58</b>	<b>\$1,664,041.90</b>	<b>\$2,103,519.26</b>	<b>\$8,696,629.66</b>
Bond reserve trust fund		681,928.05	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
Amount available		572,622.01	305,466.44	596,629.58	304,701.90	744,179.26	8,696,629.66

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**

<b>YEARS ENDED</b>	<b>Budget 2009</b>	<b>YTD 2009 As of July</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>\$399.87</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>INCOME:</b>							
Property taxes		399.87	-399.87	400.00	1,492,442.00	2,895,337.00	42,150,872.00
Interest on trust accounts			0.00				
Loan from General Fund			0.00				
<b>Total Projected Income:</b>	<b>0.00</b>	<b>399.87</b>	<b>-399.87</b>	<b>400.00</b>	<b>1,492,442.00</b>	<b>2,895,337.00</b>	<b>42,150,872.00</b>
<b>EXPENSE:</b>							
Debt service			0.00		1,492,442.00	2,895,337.00	6,612,221.00
Holur:			0.00				
Infrastructure reimbursement			0.00				15,000,000.00
Employment reimbursement			0.00				9,269,326.00
<b>Other payments:</b>							
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
<b>Total Projected Expense:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,492,442.00</b>	<b>2,895,337.00</b>	<b>42,150,872.00</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$0.00</b>	<b>\$399.87</b>	<b>-\$399.87</b>	<b>\$799.87</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 July</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>\$5,898.54</b>	<b>\$5,898.54</b>	<b>\$6,535.78</b>	<b>\$7,173.02</b>	<b>\$7,800.26</b>
<b>INCOME:</b>							
Property taxes	6,000.00	75,637.24	-69,637.24	75,637.24	75,637.24	75,627.24	1,134,408.60
Interest on trust accounts			0.00				
Loan from General Fund			0.00				
<b>Total Projected Income:</b>	<b>6,000.00</b>	<b>75,637.24</b>	<b>-69,637.24</b>	<b>75,637.24</b>	<b>75,637.24</b>	<b>75,627.24</b>	<b>1,134,408.60</b>
<b>EXPENSE:</b>							
Log Homes (\$225,000.)			0.00	75,000.00	75,000.00	75,000.00	
Owner Contract (RDA)			0.00				
Repay loan to General Fund		75,000.00	-75,000.00				750,000.00
			0.00				
			0.00				
			0.00				
<b>Total Projected Expense:</b>	<b>0.00</b>	<b>75,000.00</b>	<b>-75,000.00</b>	<b>75,000.00</b>	<b>75,000.00</b>	<b>75,000.00</b>	<b>750,000.00</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$11,261.30</b>	<b>\$5,898.54</b>	<b>\$11,261.30</b>	<b>\$6,535.78</b>	<b>\$7,173.02</b>	<b>\$7,800.26</b>	<b>\$392,208.86</b>
Assessed valuation 2009	\$6,639,105.00						
Base valuation	\$3,458,800.00						
Increase 2009	\$3,180,305.00						

**POCATELLO DEVELOPMENT AUTHORITY**  
**STATEMENT OF CASH AS OF AUGUST 31, 2009**

Cash in Checking	\$133,820.23
Cash in Savings (Wells Fargo Money Market Account)	132,884.76
Cash in held by third parties (Wells Fargo Corporate Trust)	4,847,879.04
Total cash	5,114,584.03
Cash restricted by bond covenants	-2,964,075.00
Total cash available	\$2,150,509.03

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*STATEMENT OF CHANGES IN CASH AND CASH EQUIVILENTS  
FOR THE MONTH ENDED AUGUST 31, 2009*

Receipts for the month		
CC	Property taxes received - Central Corridor	\$44,214.69
NY	Property taxes received - North Yellowstone	22.32
GF	Repay of loan from North Yellowstone	31,171.69
GF	Interest earnings on savings - Wells Fargo Managed Cash	1.13
	Interest earning on Trust Accounts - Wells Fargo Trusts	23.40
	Total receipts	75,433.23
Total expenditures for the month		
# 3056	CC/NY Wells Fargo Corporate Trust - \$44,237.01	
	August property tax receipts, Central Corridor	
	North Yellowstone	
# 3057	GF Deaton and Company	3,713.54
	Audit cost for 2008	
# 3058	CC City of Pocatello	
	Engineering cost for the Cheyenne connector	172,490.81
N/A	NY Bond Payment North Yellowstone	351,662.50
N/A	NY North Yellowstone Loan Repayment to General Fund	31,171.69
N/A	GF Bank service charge - March	32.86
	Total expenditures	559,071.40
	Net change in cash	-\$483,638.17
Cash balances as of August 31, 2009		\$5,114,983.90
Cash balances as of July 31, 2009		\$5,598,622.07
	Net change in cash	-\$483,638.17

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

**POCATELLO DEVELOPMENT AUTHORITY**  
**CASH ANALYSIS FOR THE MONTH ENDING AUGUST 31, 2009**

	Balance 31-Jul-09	Balance 31-Aug-09	Change in Balance
<b>Total Cash:</b>			
<b>General Fund</b>			
Cash in checking	\$93,532.91	\$120,958.20	\$27,425.29
Money Market Account	132,883.63	132,884.76	\$1.13
<b>Total General Fund Cash</b>	<b>226,416.54</b>	<b>253,842.96</b>	<b>\$27,426.42</b>
<b>Central Corridor District</b>			
Cash in checking	210,625.99	38,135.18	-\$172,490.81
Bond Trust Fund (Wells Fargo)	2.67	45,362.50	\$45,359.83
Revenue Allocation Trust Fund (Wells)	2,575,817.44	2,574,680.01	-\$1,137.43
<b>Total Central Corridor District Cash</b>	<b>2,786,446.10</b>	<b>2,658,177.69</b>	<b>-\$128,268.41</b>
<b>North Yellowstone District</b>			
Cash in checking	0.00	-31,171.69	-\$31,171.69
Bond Trust Fund (Wells Fargo)	351,662.50	0.48	-\$351,662.02
Revenue Allocation Trust Fund (Wells)	895,847.01	895,908.91	\$61.90
<b>Total Yellowstone District Cash</b>	<b>1,247,509.51</b>	<b>864,737.70</b>	<b>-\$382,771.81</b>
Central Corridor District Debt Service	650,023.46	650,027.14	\$3.68
North Yellowstone District Debt Service	681,928.05	681,900.00	-\$28.05
North Portneuf	399.87	399.87	\$0.00
Naval Ordinance Plant - Cash in checking	5,898.54	5,898.54	0.00
<b>Total cash</b>	<b>\$5,598,222.20</b>	<b>\$5,114,983.90</b>	<b>-\$483,638.17</b>
<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	681,450.00	106,562.50
Central Corridor District Debt Service	650,023.46	650,000.00	-23.46
North Yellowstone District Debt Service	681,928.05	681,900.00	-28.05
<b>Total restricted cash</b>	<b>2,857,564.01</b>	<b>2,964,075.00</b>	<b>106,510.99</b>
<b>Total unrestricted cash</b>	<b>2,740,658.19</b>	<b>2,150,908.90</b>	<b>-590,149.16</b>
<b>Cash Available</b>			
General Fund	226,416.54	253,842.96	\$27,426.42
Central Corridor District	1,835,721.10	1,707,452.69	-128,268.41
North Yellowstone District	672,622.01	183,287.70	-489,334.31
Central Corridor District Debt Service	0.00	27.14	27.14
North Yellowstone District Debt Service	0.00	0.00	0.00
North Portneuf District	399.87	399.87	0.00
Naval Ordinance Plant District	5,898.54	5,898.54	0.00
<b>Total available cash</b>	<b>2,741,058.06</b>	<b>2,150,908.90</b>	<b>-590,149.16</b>

**Cash movement analysis:**

For the month of August, Pocatello Development Authority received cash of \$44,261.54 and paid out cash payments of \$527,899.71 so that there was an decrease in cash of \$483,638.17.

General Fund revenue received \$1.13 in interest earnings on the Money Market Account. It also received \$31,171.69 in a loan repayment from the North Yellowstone District. Expenses were Bank service charges of \$32.86 and audit cost of 3,713.54. The General Fund cash increased \$27,426.42 in August.

The Central Corridor District received interest revenues on trust funds of \$11.39 and property taxes of \$44,214.69. The Corridor paid \$172,490.81 to the City of Pocatello for engineering expenses on the Cheyenne Crossing. The Corridor's cash decreased by \$128,264.73.

The North Yellowstone District received interest revenues on trust funds of \$12.01 and property taxes of \$22.32. It paid \$351,662.50 to bond holder in principal and interest and \$31,171.69 in an inter-loan repayment to the General Fund. The district's cash increased by \$382,799.86.

The Naval Ordinance Plant District had no activity

The North Portneuf District had no activity

**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 and in August 31,171.69 was paid back leaving a balance of \$285,514.38.

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

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 eleven 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 July	Remaining 2009	Budget 2010	Budget 2011	Budget 2012	Budget 2013
Previous Year Balance:	\$370,297.35	\$364,666.59	\$253,842.96	\$253,842.96	\$513,502.34	\$487,647.34	\$1,619,985.43
<b>INCOME:</b>							
TetriDyn Solutions Repayment <sup>10</sup>							
Garfield Property							
Central Corridor Admin fee						1,408,193.09	
Central Corridor Loan							
North Yellowstone Loans	330,000.00	330,000.00	0.00	285,514.38			
Naval Ordinance loan		75,000.00	-75,000.00				
Interest Income	6,000.00	790.25	5,209.75	800.00	800.00	800.00	0.00
Total Projected Income:	336,000.00	405,790.25	-69,790.25	286,314.38	800.00	1,408,983.09	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>8</sup> BUDGETED 3268,123.52	289,123.70	511,628.36	0.00				
Portneuf Valley Investment Partners: Committed \$40,000 <sup>9</sup>			0.00				
Unnamed project #2 (amend budget 300,000.00) <sup>14</sup>	300,000.00		300,000.00			250,000.00	750,000.00
RDA loan payoff Naval Ordinance District							750,000.00
Legislative Action							
North Yellowstone Loan							
Management salaries				16,625.00	16,625.00	16,625.00	16,625.00
Luncheon costs	1,320.00	1,093.08	226.92	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	178.90	181.10	360.00	360.00	360.00	360.00
Audit	3,500.00	3,713.54	-213.54	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	516,613.88	380,044.48	26,655.00	26,655.00	276,655.00	1,526,655.00
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$32,138.65</b>	<b>\$253,842.96</b>	<b>-\$195,991.77</b>	<b>\$513,502.34</b>	<b>\$487,647.34</b>	<b>\$1,619,985.43</b>	<b>\$93,330.43</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 July	Remaining 2009	Budget 2010	Budget 2011	Budget 2012
Previous Year Balance*:	\$3,029,561.15	\$3,029,561.15	\$3,308,204.83	\$3,308,204.83	\$1,765,327.46	\$491,514.60
<b>INCOME:</b>						
Projected Estimated Tax Revenues: <sup>8,9</sup>	1,445,541.56	1,708,240.44	-262,698.88	1,500,000.00	1,500,000.00	
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 (\$600,000.00)</sup>			0.00			
Interest earning on trust accounts	70,000.00	8,258.46	61,741.54	9,000.00	9,000.00	9,000.00
<b>Total Projected Income:</b>	<b>1,515,541.56</b>	<b>1,716,498.90</b>	<b>-200,957.34</b>	<b>1,705,867.85</b>	<b>1,509,000.00</b>	<b>1,209,000.00</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>16 &amp; 18</sup>	337,800.00	192,887.72	144,912.28	2,117,700.22	1,347,130.36	3,802,630.58
Whitman/Yellowstone Hotel: Committed \$813,000 <sup>10 org 358 300</sup>	356,500.00	356,500.00	0.00			
Clark Street Overpass: Committed \$258,880.93						258,800.93
Admin Transfer to Unrestricted Account: <sup>21</sup>			0.00			1,408,193.09
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	200,000.00		
Unnamed Project #3 (\$500,000.00 new Jan 2009): <sup>19</sup>	500,000.00		500,000.00		500,000.00	
<b>Total Projected Expense:</b>	<b>1,625,730.00</b>	<b>1,437,855.22</b>	<b>892,524.78</b>	<b>3,248,745.22</b>	<b>2,782,812.86</b>	<b>1,872,994.02</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$2,919,372.71</b>	<b>\$3,308,204.83</b>	<b>\$2,214,722.71</b>	<b>\$1,765,327.46</b>	<b>\$491,514.60</b>	<b>-\$172,479.42</b>
Debt service restriction (reserve \$650,000.00)		\$650,000.00	\$1,578,795.00	\$1,583,432.50	0.00	0.00
Current debt payment allocation fund reserve		\$950,725.00				
<b>Available cash</b>		<b>\$1,707,479.83</b>	<b>\$635,927.71</b>	<b>\$181,894.96</b>	<b>\$491,514.60</b>	<b>-\$172,479.42</b>

\*\* TIF District slated to close in 2012



ESTIMATED \$600K LESS DUE TO AMI ADJUSTMENT. 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 Focken, 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 \$2,347,921.85. 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 2006. 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.

Project Approval Dates		Triangle Progress	
AMI	2002	Triangle Progress	-932,801.57
Cheyenne Crossing \$1million		Pay request #1	31,876.48
Cheyenne Crossing \$2million	8/15/2007	Pay request #2	44,676.88
Clark St Overpass	11/17/2004	Pay request #3	20,669.19
Engineering Expenses (JUB)	12/20/2006	Pay request #4	37,133.69
Federal Express	11/17/2004	Pay request #5	33,170.25
Old Town Building	9/25/2006	Pay request #6	80,369.92
Old Town Reinvestment	3/19/2003	Pay request #7	41,231.69
Portneuf Valley Investment Partners	3/21/2007 Minute breakdown in white binder	Pay request #8	132,044.51
Positron	10/8/2002	Pay request #9	242,797.45
South Cliffs	6/11/02 & 10/22/02	Pay request #10	106,180.34
Triangle	8/16/2006	Pay request #11	52,415.51
Whitman/Yellowstone Hotel	4/11/2006 & 9/19/07	Pay request #12	41,457.57
Land Acquisition Fund	11/14/2007	Pay request #13	3,764.76
		Pay request #14	28,506.09
		Pay request #15	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 July	Remaining 2009	Budget 2010	Budget 2011	Budget 2012	Budget 2013 - 2028
Previous Year Balance:	\$1,276,749.60	\$1,343,991.40	\$1,546,637.70	\$1,546,637.70	\$1,572,329.72	\$1,281,242.04	\$1,281,242.04
<b>INCOME:</b>							
Property taxes (orig \$761,120.03)	902,884.32	1,114,527.36	0.00	1,114,527.36	1,114,527.36	1,114,527.36	17,832,437.76
Interest on trust accounts	25,000.00	1,703.94	23,296.06	144.00	5,000.00	5,000.00	75,000.00
Loan from General Fund							
Total Projected Income:	927,884.32	1,116,231.30	23,296.06	1,114,671.36	1,119,527.36	1,119,527.36	17,907,437.76
<b>EXPENSE:</b>							
Current Year Debt Service:							
Rail Crossing	578,325.00	578,325.00	0.00	681,450.00	678,625.00	680,050.00	10,874,850.00
Peg Development Land Acquisition			0.00				
Legal Advertising			0.00				
Arbitrage fees		2,760.00					
Trustee fees		2,500.00	0.00				0.00
Loan payment to PDA General Fund (orig 100,000)	330,000.00	330,000.00	0.00	285,514.38			615,514.38
Costco employment payment (\$854,105.00) 1			0.00	122,014.96	732,090.04		854,105.00
Total Projected Expense:	908,325.00	913,585.00	0.00	1,088,979.34	1,410,615.04	680,050.00	10,874,850.00
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$1,296,308.92</b>	<b>\$1,546,637.70</b>	<b>\$1,569,933.76</b>	<b>\$1,572,329.72</b>	<b>\$1,281,242.04</b>	<b>\$1,720,719.40</b>	<b>\$8,313,829.80</b>
Bond reserve trust fund		681,900.00	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
Amount available		289,850.20	305,488.76	213,829.72	-78,097.96	361,379.40	8,313,829.80

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**

<b>YEARS ENDED</b>	<b>Budget 2009</b>	<b>YTD 2009 As of July</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>\$399.87</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>INCOME:</b>							
Property taxes		399.87	-399.87	400.00	1,492,442.00	2,895,337.00	42,150,872.00
Interest on trust accounts			0.00				
Loan from General Fund			0.00				
<b>Total Projected Income:</b>	<b>0.00</b>	<b>399.87</b>	<b>-399.87</b>	<b>400.00</b>	<b>1,492,442.00</b>	<b>2,895,337.00</b>	<b>42,150,872.00</b>
<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
<b>Total Projected Expense:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,492,442.00</b>	<b>2,895,337.00</b>	<b>42,150,872.00</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$0.00</b>	<b>\$399.87</b>	<b>-\$399.87</b>	<b>\$799.87</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 July</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>\$5,898.54</b>	<b>\$5,898.54</b>	<b>\$6,535.78</b>	<b>\$7,173.02</b>	<b>\$7,800.26</b>
<b>INCOME:</b>							
Property taxes	6,000.00	75,637.24	-69,637.24	75,637.24	75,637.24	75,627.24	1,134,408.60
Interest on trust accounts			0.00				
Loan from General Fund			0.00				
<b>Total Projected Income:</b>	<b>6,000.00</b>	<b>75,637.24</b>	<b>-69,637.24</b>	<b>75,637.24</b>	<b>75,637.24</b>	<b>75,627.24</b>	<b>1,134,408.60</b>
<b>EXPENSE:</b>							
Log Homes (\$225,000.)			0.00	75,000.00	75,000.00	75,000.00	
Owner Contract (RDA)			0.00				
Repay loan to General Fund		75,000.00	-75,000.00				750,000.00
			0.00				
			0.00				
			0.00				
<b>Total Projected Expense:</b>	<b>0.00</b>	<b>75,000.00</b>	<b>-75,000.00</b>	<b>75,000.00</b>	<b>75,000.00</b>	<b>75,000.00</b>	<b>750,000.00</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$11,261.30</b>	<b>\$5,898.54</b>	<b>\$11,261.30</b>	<b>\$6,535.78</b>	<b>\$7,173.02</b>	<b>\$7,800.26</b>	<b>\$392,208.86</b>
Assessed valuation 2009	\$6,639,105.00						
Base valuation	\$3,458,800.00						
Increase 2009	\$3,180,305.00						



Finance Department  
911 North 7<sup>th</sup> Avenue  
P. O. Box 4169  
Pocatello, Idaho 83205  
(208)-234-6214  
Fax (208)-239-6977

JERRY E. HIGGINS, CPA, CGFM  
City Treasurer  
jhiggins@pocatello.us  
(208)-234-6219

Memorandum:

September 16, 2009

To: Steve Brown, Chairman and Board members, Pocatello Development Authority  
From: Jerry Higgins  
Subject: Use of available cash in the North Yellowstone District

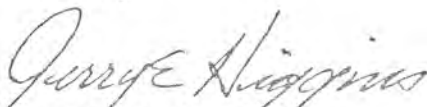
As of August 31, 2009 the North Yellowstone District has \$183,287.70 cash available for unbudgeted payments and I need the board to make a decision about the expenditure of this money considering:

1. The District still owes the General Fund of PDA \$285,514.38 for the loan it made to complete the rail crossing.
2. The District is scheduled to begin making payments to Costco in 2010 of \$122,014.96. See schedule attached.

There are four choices to be made:

1. Do nothing – no budget amendment
2. Pay back the General Fund – budget will be amended
3. Make an early payment to Costco. – budget will be amended
4. Any combination of the above – budget will be amended

Sincerely

  
Jerry E. Higgins, Treasurer

**N. Yellowstone Urban Renewal Area  
Revenue Payment Projections**

Year Tax Payment Received	Revenue to PDA	Bond Payments		Revenue After Bond Pymt.	Company Employment Reimbursement 854104.67	Cash Reserve	Net Revenue	Accumulated Reserve
		Principal	Interest					
2007	463,820.96		453,325.00	10,495.96			10,495.96	10,495.96
2008	680,374.30		453,325.00	227,049.30			227,049.30	237,545.26
2009	680,374.30	125,000.00	453,325.00	102,049.30		102,049.30	0.00	237,545.26
2010	912,359.02	235,000.00	446,450.00	230,909.02	<b>122,014.96</b>	108,894.06	108,894.06	346,439.32
2011	821,123.12	245,000.00	433,525.00	142,598.12	<b>122,014.96</b>	20,583.16	20,583.16	367,022.47
2012	821,123.12	260,000.00	420,050.00	141,073.12	<b>122,014.96</b>	19,058.16	19,058.16	386,080.63
2013	821,123.12	275,000.00	405,750.00	140,373.12	<b>122,014.96</b>	18,358.16	18,358.16	404,438.79
2014	821,123.12	290,000.00	390,625.00	140,498.12	<b>122,014.96</b>	18,483.16	18,483.16	422,921.94
2015	821,123.12	305,000.00	374,675.00	141,448.12	<b>122,014.96</b>	19,433.16	19,433.16	442,355.10
2016	821,123.12	320,000.00	357,900.00	143,223.12	<b>122,014.96</b>	21,208.16	21,208.16	463,563.25
2017	821,123.12	340,000.00	340,300.00	140,823.12			140,823.12	604,386.37
2018	821,123.12	360,000.00	321,600.00	139,523.12			139,523.12	743,909.49
2019	821,123.12	380,000.00	300,000.00	141,123.12			141,123.12	885,032.60
2020	821,123.12	400,000.00	277,200.00	143,923.12			143,923.12	1,028,955.72
2021	796,489.42	425,000.00	253,200.00	118,289.42			118,289.42	1,147,245.14
2022	796,489.42	450,000.00	227,700.00	118,789.42			118,789.42	1,266,034.57
2023	796,489.42	480,000.00	200,700.00	115,789.42			115,789.42	1,381,823.99
2024	796,489.42	510,000.00	171,900.00	114,589.42			114,589.42	1,496,413.41
2025	796,489.42	540,000.00	141,300.00	115,189.42			115,189.42	1,611,602.83
2026	796,489.42	570,000.00	108,900.00	117,589.42			117,589.42	1,729,192.26
2027	796,489.42	605,000.00	74,700.00	116,789.42			116,789.42	1,845,981.68
<b>Total</b>	<b>\$16,523,586</b>	<b>\$7,115,000</b>	<b>\$6,606,450</b>	<b>\$2,802,136</b>	<b>\$854,105</b>		<b>\$1,845,982</b>	



**TETRIDYN**  
**SOLUTIONS**



# SouthFork Solutions, Inc.

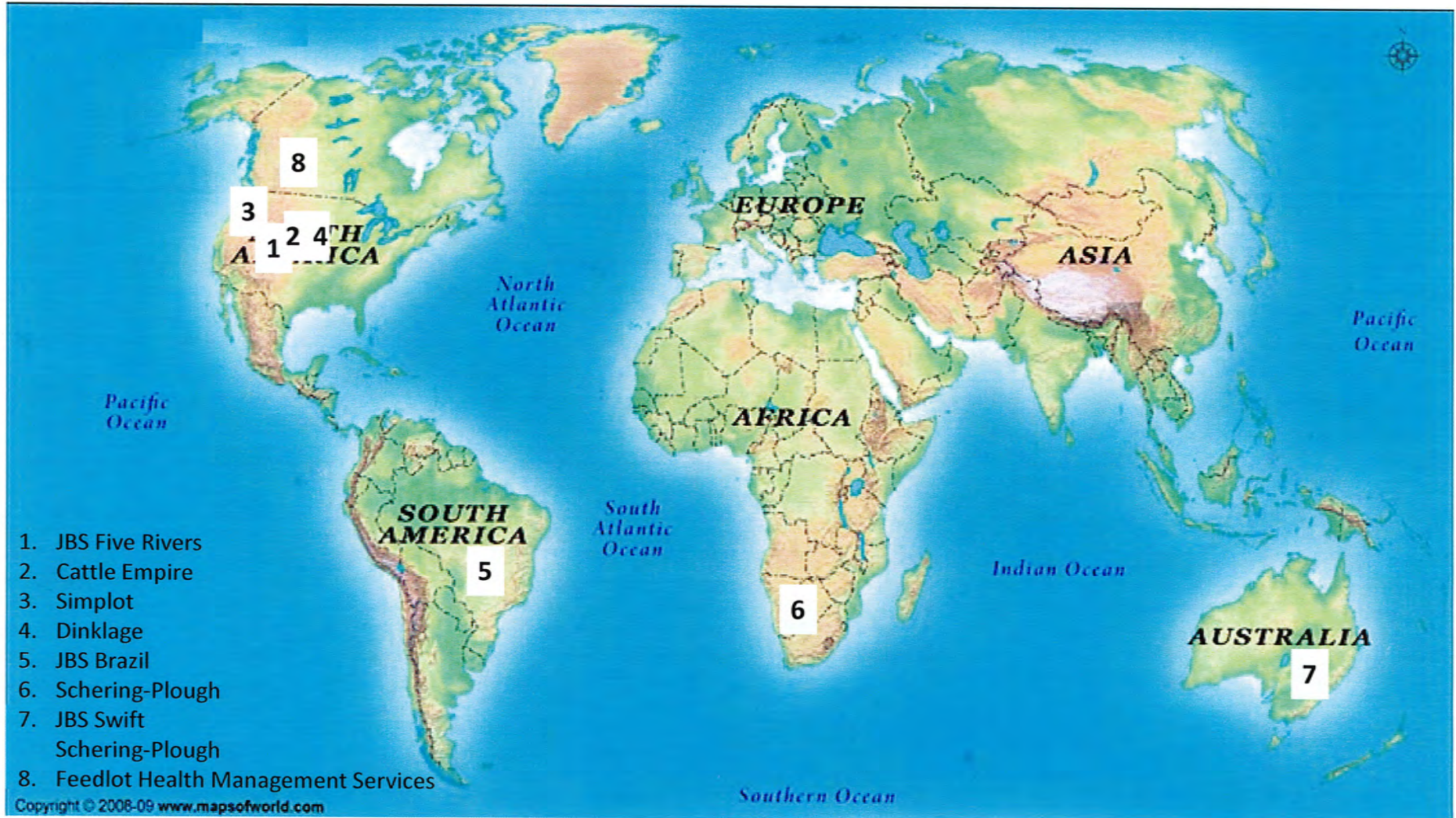
Subsidiary of TetriDyn Solutions, Inc.



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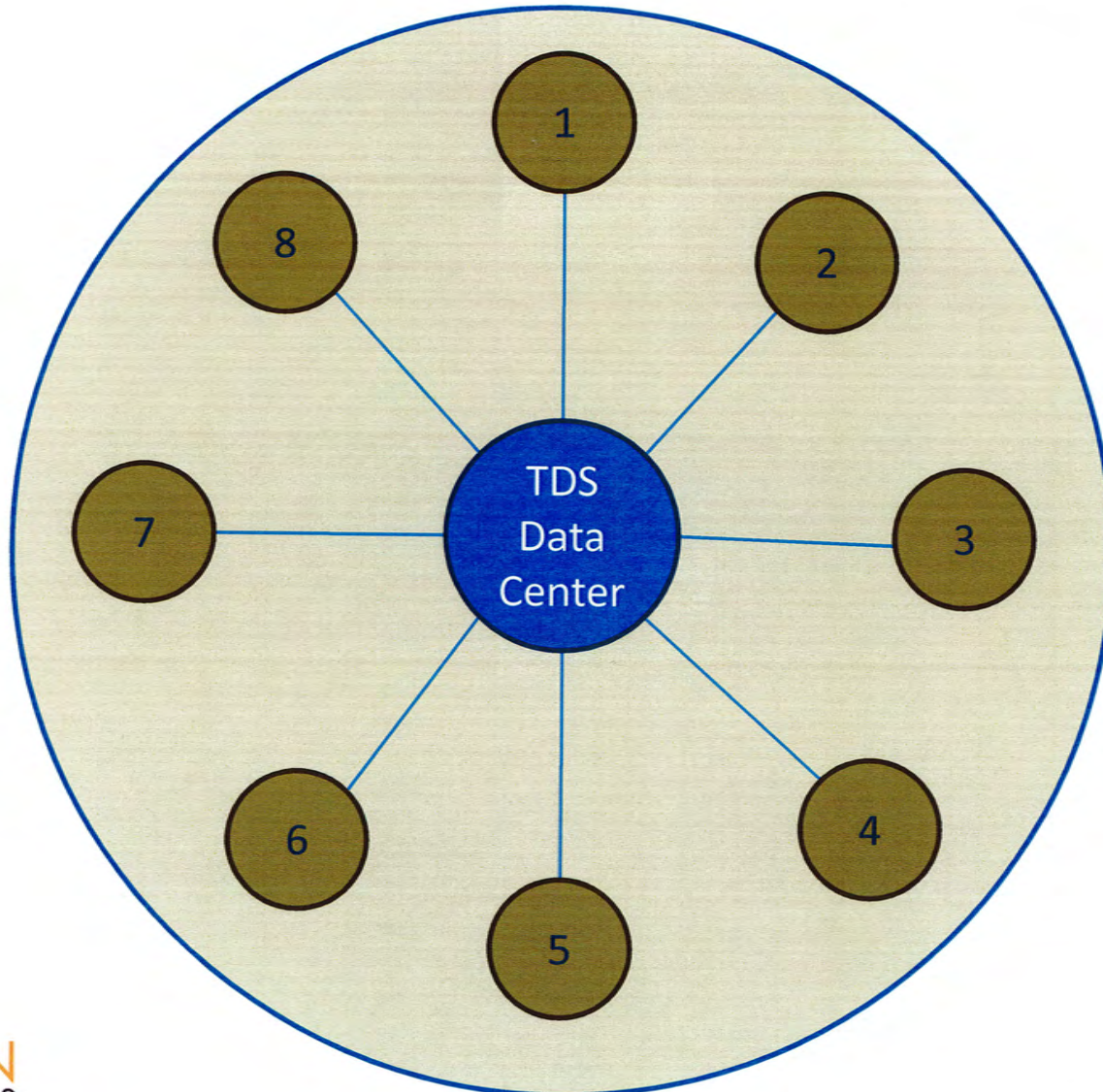
- 1. JBS Five Rivers
- 2. Cattle Empire
- 3. Simplot
- 4. Dinklage
- 5. JBS Brazil
- 6. Schering-Plough
- 7. JBS Swift  
Schering-Plough
- 8. Feedlot Health Management Services

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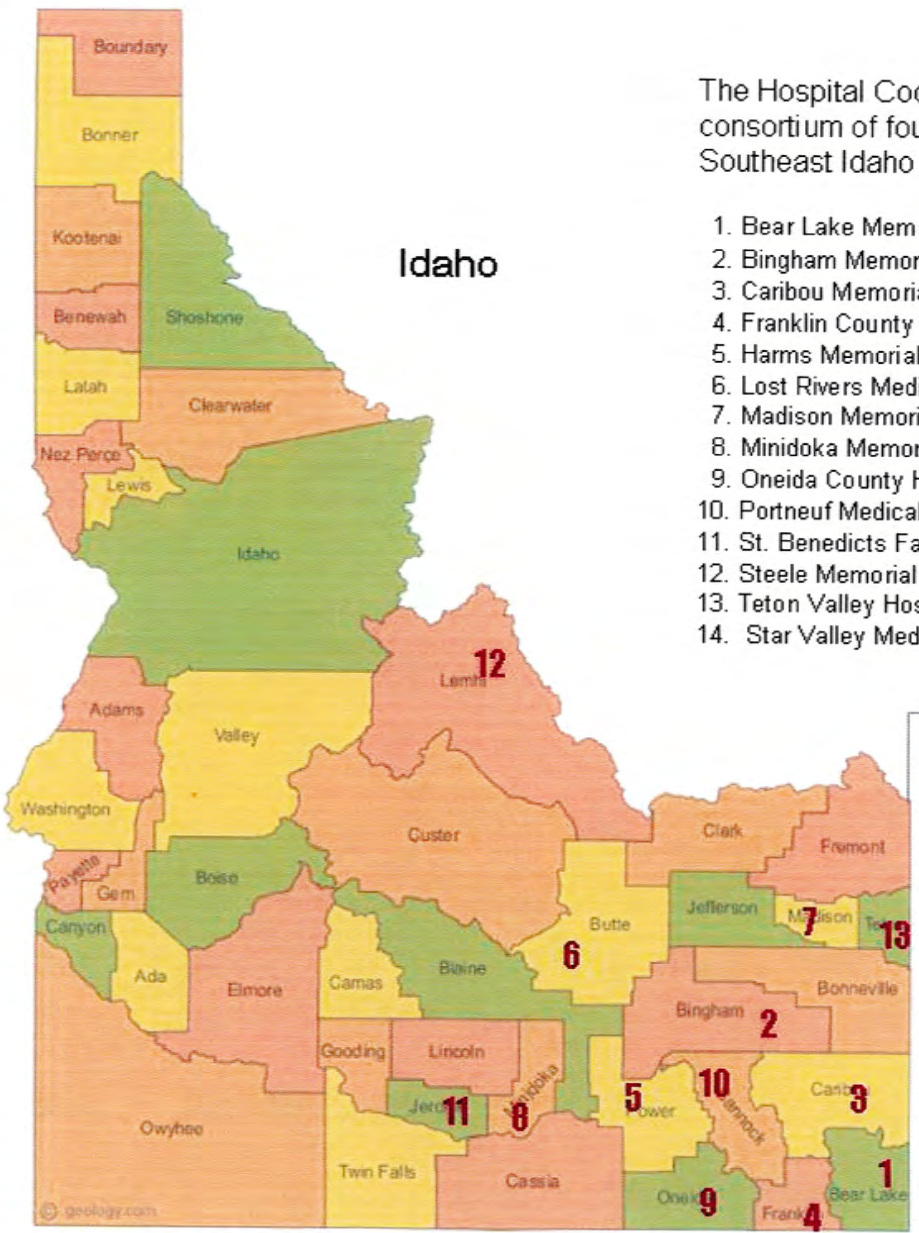
# SouthFork Solutions, Inc.

Subsidiary of TetriDyn Solutions, Inc.



# Our Hybrid Approach

- Systems Engineering
  - Software Engineering
  - Engineering Management
  - Project Management
    - Leveraged Service & Delivery Infrastructure
    - Leadership in IT Innovation & Technology Enhancement
- 
- Commitment to Excellence
  - Guiding our Customers' Visions
  - Promotion of Clients' Success



The Hospital Cooperative is a consortium of fourteen hospitals in Southeast Idaho and West Wyoming.

1. Bear Lake Memorial Hospital, Montpelier
2. Bingham Memorial Hospital, Blackfoot
3. Caribou Memorial Hospital, Soda Springs
4. Franklin County Medical Center, Preston
5. Harms Memorial Hospital, American Falls
6. Lost Rivers Medical Center, Arco
7. Madison Memorial Hospital, Rexburg
8. Minidoka Memorial Hospital, Rupert
9. Oneida County Hospital, Malad
10. Portneuf Medical Center, Pocatello
11. St. Benedicts Family Medical Center
12. Steele Memorial Medical Center, Salmon
13. Teton Valley Hospital, Driggs
14. Star Valley Medical Center, Afton, WY



*The Hospital Cooperative*

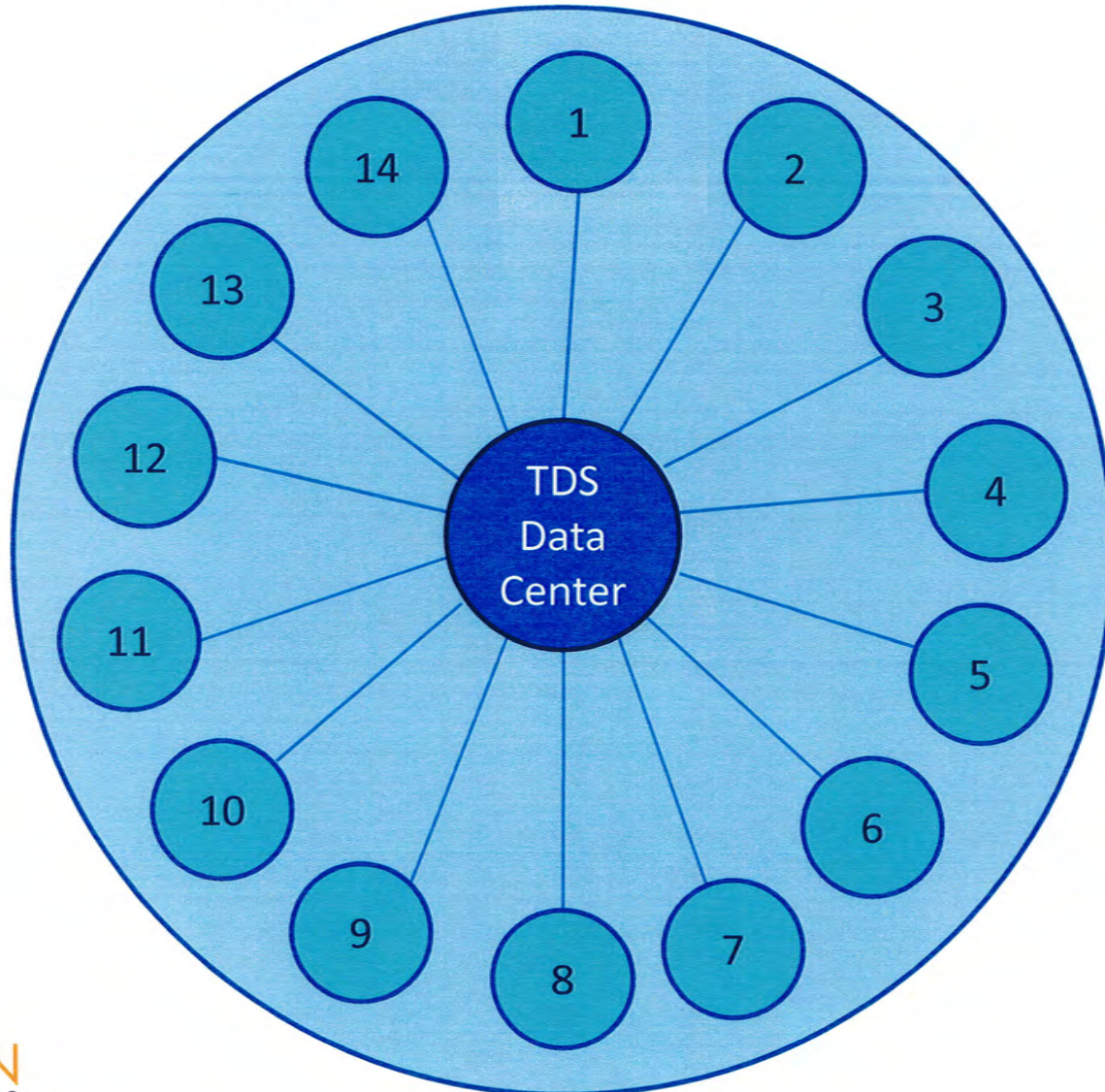
*Connecting Health Care in The Intermountain West*



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# Regional Healthcare Information Organization (RHIO)



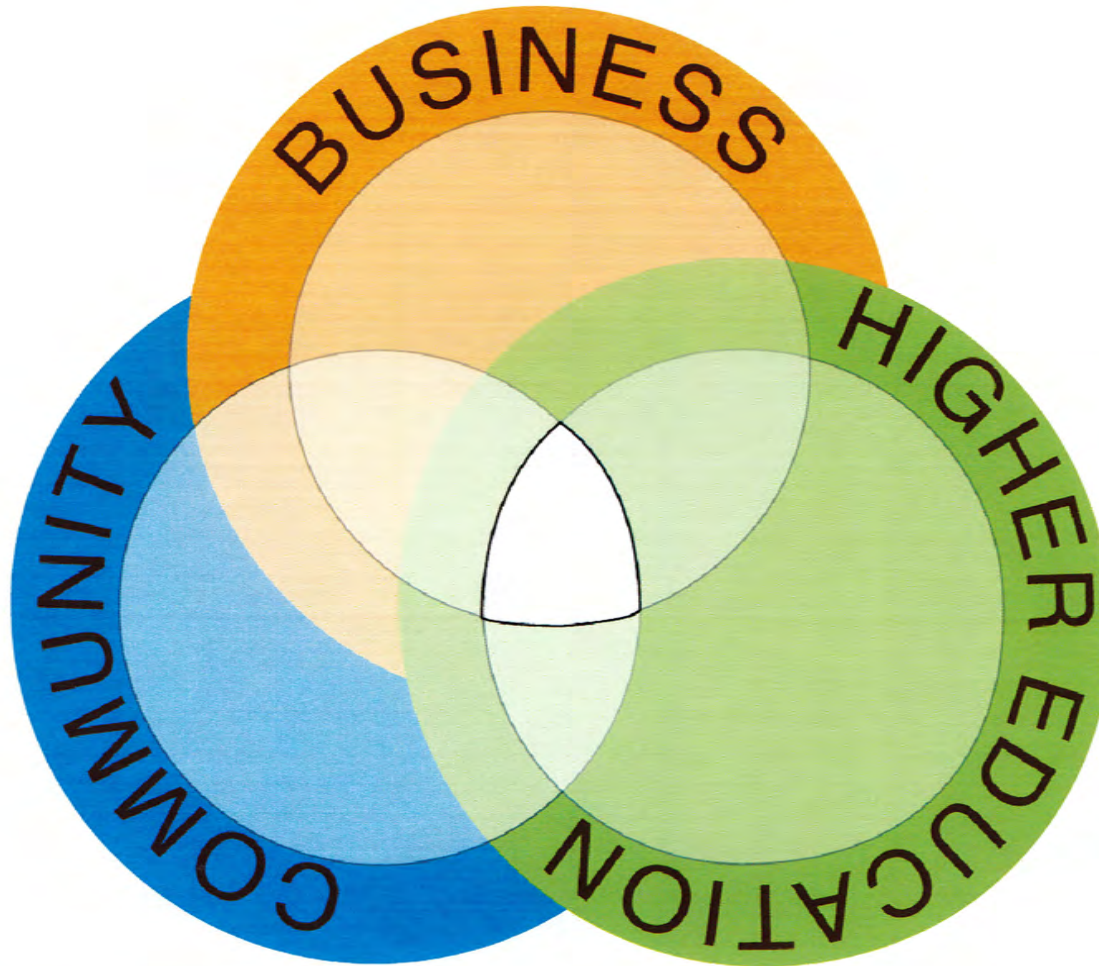
## Stakeholders:

- TetriDyn
- BDC
- Congressman Simpson
- ISU
- PDA
- SEICOG
- E. Idaho Community

# RHIO Benefits

- Job Creation
  - Business Development
  - Research / Publications
1. Improved Healthcare
  2. World-class Healthcare Organization
  3. World-class Data Center
  4. IRON 10GB Internet
  5. Internships
  6. Rural Development
  7. Economic Development

# Synergistic Success



When each of these entities operates in the most effective manner, they act as a catalyst for one another.

As they work together, the success of any one circle is a success for all.

# Pocatello Development Authority

## Status Update Equity Exchange Proposal

September 16<sup>th</sup>, 2009



**A public-private partnership for the  
production of medical isotopes**

*Acceloris Proprietary Information*



# Medical Isotopes- What Are They

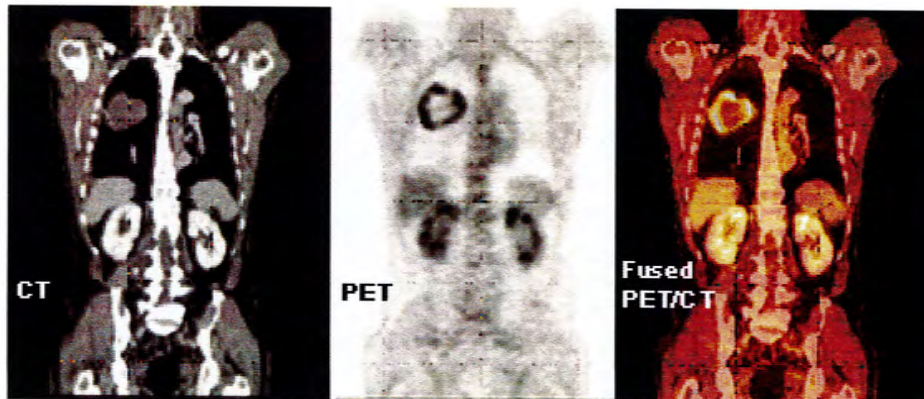
- **The Backbone of Nuclear Medicine Procedures**
  - **A \$1.7 Billion U.S. Industry<sup>1</sup>**
  - **Isotopes are Effective Diagnostic Tracers, Safely Inject Into Body Due to Short-Lived Radioactivity**
  - **Images from Detectors Provide Information That Alternative Methods (e.g., Ultrasound, X-Ray) Cannot**
    - Metabolic Activity
    - Blood Flow
  - **Medical Isotope Supplies Are Inherently Limited**
    - Usable Life is Measured in Minutes or Hours Because Radioactivity Diminishes Rapidly

<sup>1</sup> Advancing Nuclear Medicine Through Innovation, National Research Council and Institute of Medicine, <http://www.nap.edu/catalog/11985.html>, 2007.

# Medical Isotopes- Their Uses

- **Nuclear Medicine Imaging- Common Methods**
  - **Single Photon Emission Computed Tomography (SPECT)**
  - **Positron Emission Tomography (PET)**
    - **Common PET Applications**

<u>Application</u>	<u>Isotope</u>	<u>Production Method</u>
- Cancer Diagnosis and Staging	F18-FDG	Cyclotron
- Bone Scan	F18-NaF	Cyclotron
- Cardiac Studies	O-15 Water	Cyclotron
	NH3-13	Cyclotron



# Acceloris- What We Do

- **Manufacture and Sell Medical Isotopes From Our Pocatello, Idaho Production Facility**
  - 1st Facility in Idaho
  - **Strategic Partnerships**



Sales, Marketing, Distribution  
Partner

*Advanced  
Isotopes of Idaho*

Pocatello, ID

Operations, R&D  
Partner

*Molecular Diagnostics  
and Therapeutics*

Denver, CO

Academic Research  
Partners

Idaho State  
UNIVERSITY



Pocatello, ID



# Acceloris- Products

- **Isotopes for PET Medical Imaging**
  - **PET is the Fastest Growing Medical Imaging Modality**
    - Annual Growth Rate Exceeding MRI and CT<sup>2</sup>
  - **Fluorine 18-FDG (Initial Product)**
    - **Most Common PET Isotope**
    - **F18-FDG Has < 1 Day Shelf-Life**
      - Market Distribution Range is 4 Hours
    - **Production Methods Well Understood**
      - However, Specialized Radiation Equipment and Facilities Are Required

PET Imaging Equipment



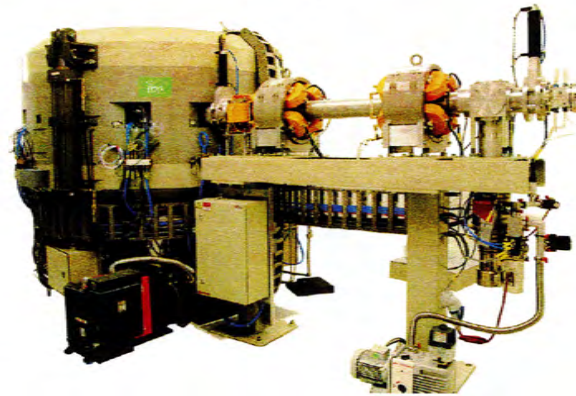
F-18 FDG Dose Container



<sup>2</sup> Advancing Nuclear Medicine Through Innovation, National Research Council and Institute of Medicine, <http://www.nap.edu/catalog/11985.html>, 2007.

# Acceloris- Services

- **World-Class Cyclotron Research Facility**
  - **Medical Imaging Clinical Research Partnerships**
    - Isotope Production for Clinical Research and Applications
      - Portneuf Medical Center, Teton Nuclear Medicine, St. Lukes
  - **Idaho State University Research Partnerships**
    - Physics, Engineering, and Health Sciences Departments
  - **Dual Shift Facility Usage**



Cyclotron

# Target Markets

## F18-FDG Markets

### ● **Primary- Greater Eastern Idaho Region**

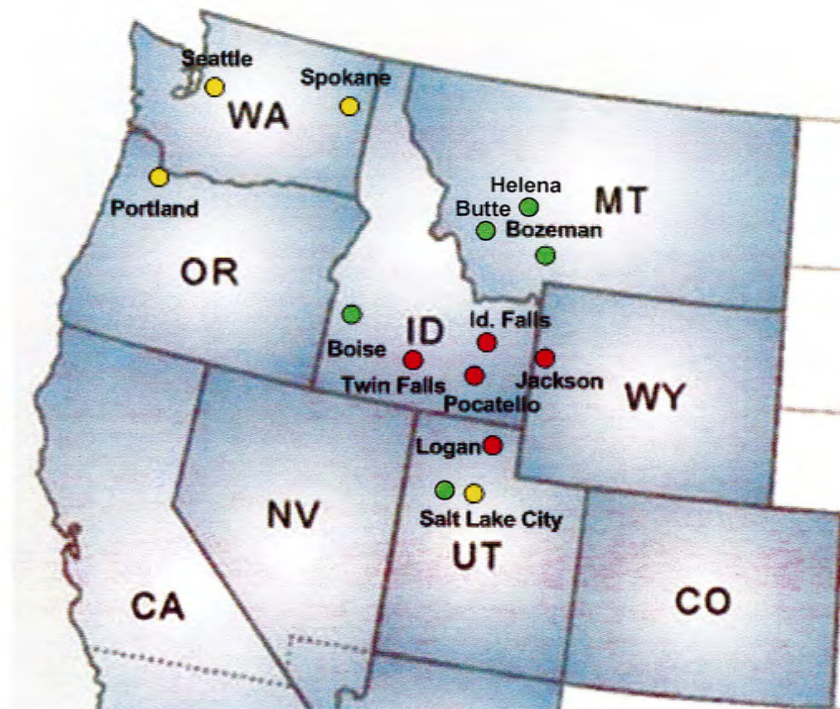
Customer Letters of Intent:

- Portneuf Medical Center, Pocatello
- Teton Nuclear Medicine, Idaho Falls
- St. Johns Hospital, Jackson
- Magic Valley Regional Medical, Twin Falls\*
- Logan Regional Hospital, Logan\*

### ● **Secondary- Boise, Montana, Utah**

Market Development Underway

- Boise Metro
- Southwest Montana
- Utah IHC



- **Primary Target Market**
- **Secondary Target Market**
- **Current Suppliers to Target Markets**

\* Receipt of LOI Pending

*Acceloris Proprietary Information*

**acceloris**  
ISOTOPES

# Market Penetration

- **Initial Markets- Greater Eastern Idaho Region**
  - Baseline Quantities From Customer Letters of Intent
- **Follow-On Markets- Treasure Valley, Montana, Utah**
  - Treasure Valley- 25% Penetration 2<sup>nd</sup> Half Year 2, 50% Penetration in Year 3, 75% in Year 4
- **Other Assumptions**
  - Annual Growth Rate 10% in Dose Production<sup>3</sup>
  - F18-Sodium Fluoride Sales add 10% (Yr 2), 20% (Yr 3), 30% (Yr 4) of F18-FDG to Total Sales

	Market Baseline (2009)		Yr 2 Sales Projection (2011)			Yr 3 Sales Projection (2012)			Year 4 Sales Projection		
	FDG Doses/Week	Price Del'd	F18-FDG	F18-NaF	Price Del'd	F18-FDG	F18-NaF	Price Del'd	F18-FDG	F18-NaF	Price Del'd
<b>Primary- Greater Eastern ID</b>	43	\$ 650	47	4	\$ 550	52	5	\$ 550	57	7	\$ 550
St. Johns, Jackson	3										
Teton, IF	15										
PMC, Pocatello	6										
Logan Regional Hosp	5										
Magic Valley, TF	14										
<b>Follow-on Markets</b>	111		29 (Q3/Q4)	3 (Q3/Q4)		106	12		132	18	
Treasure Valley	46	\$ 350			\$ 300	28	3	\$ 300	46	6	\$ 300
Utah	40	\$ 450			\$ 400	48	5	\$ 400	53	7	\$ 400
Montana	25	TBD			\$ 450	30	3	\$ 450	33	4	\$ 450
<b>Total</b>	<b>154</b>		<b>76</b>	<b>7</b>		<b>159</b>	<b>17</b>		<b>190</b>	<b>25</b>	

<sup>3</sup> 2008 PET Imaging Market Summary Report, IMV Medical Information Division, 2008.

# Staffing Plan

	Year 1	Year 2	Year 3	Year 4
<b>H/C</b>	<b>3 + 1 Temp</b>	<b>6</b>	<b>6</b>	<b>6</b>
<b>Nuclear Pharmacist</b>		→		
<b>1<sup>st</sup> Shift Technician</b>		→		
<b>Manager</b>		→		
<b>PET Consultant (temp)</b>				
<b>Sales Manager</b>		→		
<b>Admin/Support</b>		→		
<b>2<sup>nd</sup> Shift Technician (P/T)</b>		→		



# Financial Projection

	Annual Net Cash Flow	Isotope Revenue	Net Service Revenue	Net Pre-Tax Income	Gross Margin %	Net Margin %
Year 1	(\$947,428)	\$55,000	\$0	(\$457,013)	-22%	-831%
Year 2	\$563,192	\$2,274,228	\$161,040	\$859,970	62%	41%
Year 3	\$1,864,738	\$3,778,118	\$204,720	\$2,036,102	74%	57%
Year 4	\$2,393,131	\$4,471,244	\$248,400	\$2,544,994	76%	60%

- **Pricing Assumptions**

- Greater Eastern Idaho: \$550/dose
- Treasure Valley: \$300/dose
- Utah: \$400/dose
- MT: \$450/dose

*Acceloris Proprietary Information*

**acceloris**  
ISOTOPES

# Key Personnel

- **Acceloris**
  - **Steve Yano, *CEO Positron Systems***
    - 3 years management of Positron (Acceloris) Operations
    - 20 years R&D Engineering experience, including ramp up from early stage technology development to production
- **Partners**
  - **Troy Curnutt, Owner/Operations, *Advanced Isotopes of Idaho***
    - Current client base for radiopharmaceuticals in eastern Idaho, western Wyoming, and Utah markets
  - **Malcolm Benedict, CEO, *Molecular Diagnostics and Therapeutics***
    - 35+ Years Experience in aspects of radiopharmaceutical production and research

# Acceloris Roadmap

## YEAR

2009

2010

2011

2012

2013

### Proven Technology- PET Isotope Business Segment

#### **Acceloris Isotopes Formed**

- Positron Spin-Off
- \$1.5M Capital Raise
- Pocatello Development Authority Debt-Equity Exchange

#### **Facility Modification**

- Cyclotron Installation
- Radiochemistry Lab
- Regulatory Approvals

#### **PET Isotope Market Entry**

- 1<sup>st</sup> in Idaho
- \$5M - \$10M Addressable Market
- Acceloris 1<sup>st</sup> Year Production
  - Projected Sales \$2+M
- Isotope Delivery Management



#### **PET Isotope Market Penetration**

- Acceloris Year 3<sup>rd</sup> Year Production
- Projected Sales \$4+M
- Potential Expansion

### New Technology- Moly-99/Advanced Isotopes



#### **Acceloris/Idaho State Partnership**

##### **Letter of Intent**

- Technology License Agreement

##### **Proprietary Method Development**

- Addresses Moly-99 Supply Shortage
- Accelerator Based, Clean

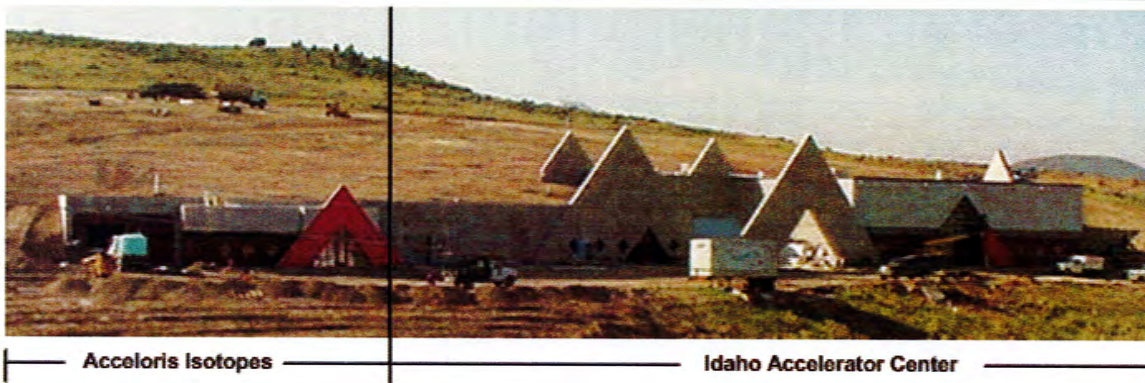
#### **Research, Development, & Demonstration**

- Federal Plus Up Funding
- Scale Up Proof-of-Concept

#### **Acceloris Licensed Pilot Production**

- Secondary Capital Raise
- Facility Design and Implementation
- \$50 - \$200M Addressable Market

# Competitive Advantages



- **Unique Facility and Operations Expertise**
  - Radiation Vault and Safety Infrastructure Ready for Cyclotron
  - Nuclear Regulatory Commission License
- **1<sup>st</sup> PET Isotope Facility in Idaho**
  - Competitors Distribute Product Daily by Specialized Air Transport, Acceloris Accesses Same Market by Ground
- **Partnerships with ISU and Local Entities**
- **Backed by Governor and Federal Delegation**

*Acceloris Proprietary Information*

**acceloris**  
ISOTOPES

# Current Offering

- **Oaas-Laney Leading \$1.5M Raise for Acceloris**
  - **1,875,000 Class A Preferred Units at \$0.80**
  - **Preferential Conversion and Anti-Dilution Rights (reference Term Sheet)**
  - **Post-Money, Fully Diluted Valuation of \$5M (Pre-Money Valuation \$3.5M)**

## Post-Closing Capitalization

UNIT HOLDERS	TYPE OF UNITS	NUMBER OF UNITS	PERCENTAGE
Positron Shareholders*	Common Units	3,726,803	59.61%
Equity Incentive Plan	Common Units	650,000	10.39%
New Investors	Class A Preferred Units	1,875,000	30.00%
<b>TOTAL</b>	<b>Common and Class A</b>	<b>6,251,803</b>	<b>100.00%</b>

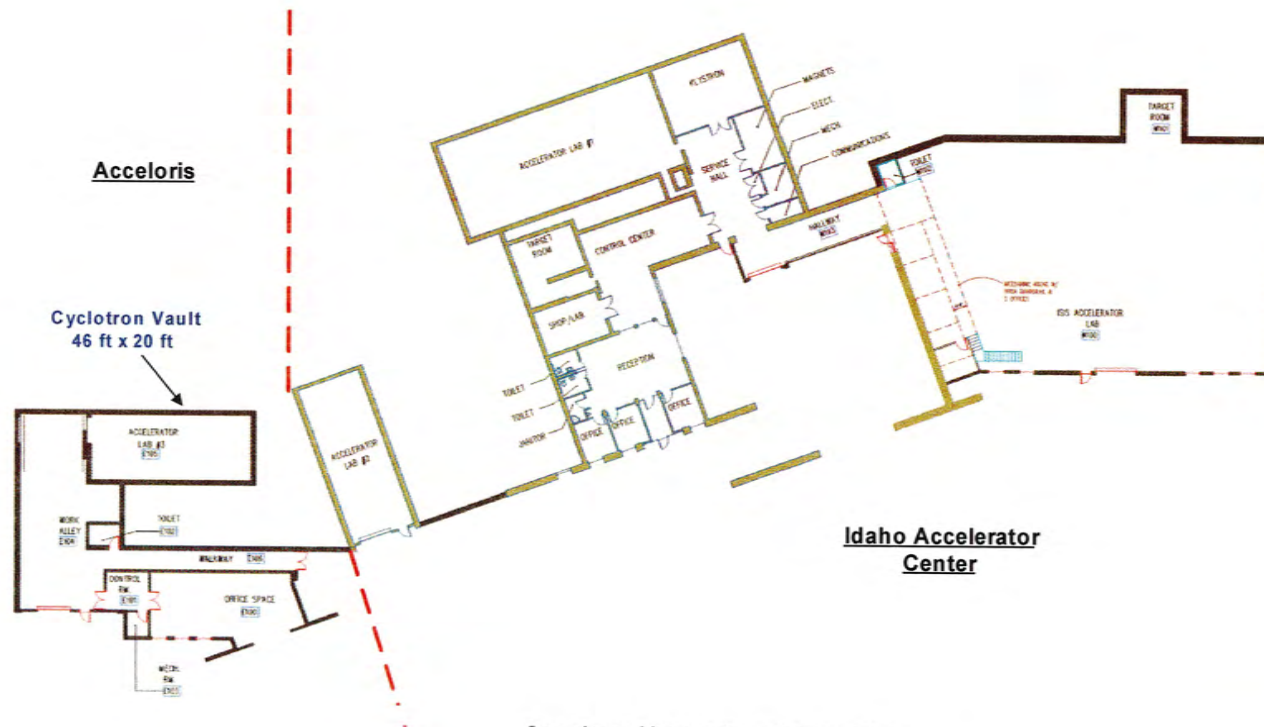
\* Positron shareholders were issued Common Units as part of the spin-off of the Company from Positron, on a 1.0:1.0 basis (one Common Unit for one share of Positron Common Stock).

# PDA Proposal

- Debt-Equity Exchange
- 100,000 Shares Common Stock
  - Transfer of shares from Oaas-Laney ownership (principal shareholders) to PDA
  - In exchange for \$400k loan due in 2011

# Use of Proceeds

- **New Cyclotron and Radiochemistry Equipment for PET Isotope Production**
- **Operational Expenses During Initial 11 Month Deployment and Qualification**



*Acceloris Proprietary Information*

**acceloris**  
ISOTOPES

# Summary

- **Acceloris Uniquely Positioned to Enter PET Isotope Market**
  - No Capital Investment or Approvals Required for Facility
  - Nuclear Licensing and Operations Experience
  - Clear Cost Savings and Supply Reliability Over Competition
- **Partnerships Bring Multiple Advantages**
  - Increase Overall Facility Utilization Through Research
  - Pipeline of Commercialization Opportunities
- **Oaas-Laney Has Proven Track Record To Make Happen**