

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
20 January 2010 – 11:00am

City Hall
911 North 7th Avenue

11:00am Council Chambers

Call to order - Chairman Brown

Welcome new Board Member Larry Fisher

Acknowledge guests of the Board

Disclosure of conflicts of interest

Agenda – add or delete action or discussion items

Action and Discussion Items

Minutes of November 18, 2009 – Motion to approve and/or amend

Financial Report: November and December Income and Expenses

General Discussion:

East Center URA/RAD Proposed Disposition of Funds
IsoRay Update
2010 Calendar
Legislative Update

Executive Session:

Items from staff

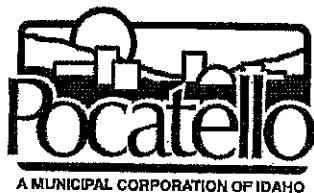
Items from commission members

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."



OFFICE OF THE MAYOR
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ROGER W. CHASE
Mayor

Pocatello City Council:
ROGER BRAY
RON FRASURE
GARY MOORE
EVA JOHNSON NYE
ROBERT RICHWAY
BRIAN UNDERWOOD

November 23, 2009

MEMORANDUM

TO: Pocatello Development Authority Chair, Secretary & Executive Director

FROM: Anne Nichols, CAP, Assistant to the Mayor

SUBJECT: Advisory Board Appointment

The deadline has passed for applications to fill the vacancy on the Pocatello Development Authority. After reviewing the applications we received, Mayor Chase has selected the following individual to serve on the Board: Larry Fisher.

If you have a different recommendation or concerns about the Mayor's selections, please let me know. If I do not hear from you by December 10, 2009, I will place Mr. Fisher's name on the December 17, 2009, City Council agenda for confirmation.

You can reach me at 234-6163 if you have any questions.

Attachments

cc: City Council Members

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

POCATELLO DEVELOPMENT AUTHORITY
STATEMENT OF CASH AS OF DECEMBER 31, 2009

Cash in Checking	\$182,742.52
Cash in Savings (Wells Fargo Money Market Account)	132,889.20
Cash in held by third parties (Wells Fargo Corporate Trust)	4,789,638.95
Total cash	5,105,270.67
Cash restricted by bond covenants	-2,984,075.00
Total cash available	\$2,141,195.67

STATEMENT OF CHANGES IN CASH AND CASH EQUIVILENTS
FOR THE QUARTER ENDED DECEMBER 31, 2009

Receipts for the Quarter

CC	Property taxes received - Central Corridor	
	October	\$3,112.97
	November	\$17,284.75
	December	\$5,426.21
CC	Shaver Pharmaceuticals	26,719.00
GF	Service Charge refunds	53.10
GF	Interest earnings on savings - Wells Fargo Managed Cash	3.31
	Interest earning on Trust Accounts - Wells Fargo Trusts	112.76
	Total receipts	52,712.10

Total expenditures for the Quarter

# 3065	10/21/2009	CC	Quisnos Luncheon Cost	120.20
# 3066	11/17/2009	GF	Food for Thought Luncheon Cost	139.58
# 3067	11/17/2009	GF	Darcy Taylor Soft drinks for November luncheon	9.88
# 3068	11/18/2009	CC	Varsity Square LLC Grant for park development	100,000.00
# 3069	12/7/2009	CC	Mickelson Construction Inc. Farmer project construction	29,754.00
N/A	10/20/2009	GF	Bank service charge	29.78
			Total expenditures	130,053.44
			Net change in cash	-\$77,341.34

Cash balances as of December 31, 2009	\$5,105,270.67
Cash balances as of September 30, 2009	\$5,182,612.01
Net change in cash	-\$77,341.34

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

POCATELLO DEVELOPMENT AUTHORITY
CASH ANALYSIS FOR THE QUARTER ENDING DECEMBER 31, 2009

	Balance 30-Sep-09	Balance 31-Dec-09	Change in Balance
Total Cash:			
General Fund			
Cash in checking	\$69,748.90	-\$3,778.44	-\$73,527.34
Money Market Account	132,885.89	132,889.20	\$3.31
Total General Fund Cash	<u>202,634.79</u>	<u>129,110.76</u>	<u>-\$73,524.03</u>
Central Corridor District			
Cash in checking	11,707.98	7,777.91	-\$3,930.07
Bond Trust Fund (Wells Fargo)	0.08	0.08	\$0.00
Revenue Allocation Trust Fund (Wells)	2,561,703.57	2,561,761.90	\$58.33
Total Central Corridor District Cash	<u>2,573,411.63</u>	<u>2,569,539.89</u>	<u>-\$3,871.74</u>
North Yellowstone District			
Cash in checking	-31,083.10	-31,083.10	\$0.00
Bond Trust Fund (Wells Fargo)	0.67	0.67	\$0.00
Revenue Allocation Trust Fund (Wells)	895,916.08	895,938.41	\$22.33
Total Yellowstone District Cash	<u>864,833.65</u>	<u>864,855.98</u>	<u>\$22.33</u>
Central Corridor District Debt Service	650,000.00	650,015.09	\$15.09
North Yellowstone District Debt Service	681,905.79	681,922.80	\$17.01
East Center District	162,799.76	162,799.76	\$0.00
North Portneuf	41,127.85	41,127.85	\$0.00
Naval Ordinance Plant - Cash in checking	5,898.54	5,898.54	0.00
Total cash	<u>\$5,182,612.01</u>	<u>\$5,105,270.67</u>	<u>-\$77,341.34</u>
Cash Restricted By Bond Covenants:			
Central Corridor Cash			
Next bond payment	950,725.00	950,725.00	0.00
North Yellowstone Cash			
Next bond payment	681,450.00	681,450.00	0.00
Central Corridor District Debt Service	650,000.00	650,000.00	0.00
North Yellowstone District Debt Service	681,900.00	681,900.00	0.00
Total restricted cash	<u>2,964,075.00</u>	<u>2,964,075.00</u>	<u>0.00</u>
Total unrestricted cash	<u>2,218,537.01</u>	<u>2,141,195.67</u>	<u>-77,341.34</u>
Cash Available			
General Fund	202,634.79	129,110.76	-\$73,524.03
Central Corridor District	1,622,686.63	1,618,814.89	-3,871.74
North Yellowstone District	183,383.65	183,405.98	22.33
Central Corridor District Debt Service	0.00	15.09	15.09
North Yellowstone District Debt Service	5.79	22.80	17.01
East Center District	162,799.76	162,799.76	325,599.52
North Portneuf District	41,127.85	41,127.85	0.00
Naval Ordinance Plant District	5,898.54	5,898.54	0.00
Total available cash	<u>2,218,537.01</u>	<u>2,141,195.67</u>	<u>248,258.18</u>

Cash movement analysis:

For the first quarter of the 2010 fiscal year, ending December 31, 2009, Pocatello Development Authority received cash of \$62,712.10 and paid out cash payments of \$130,053.44 so that there was a decrease in cash of \$77,341.34.

General Fund revenue received \$3.31 in interest earnings on the Money Market Account, 53.10 in bank service charge refunds and repayment of the Shaver loan for 26,719.00 for total receipts of \$26,775.41. Expenses were Bank service charges of \$29.78, luncheon costs of \$269.66 and a grant to Varsity Square LLC of \$100,000.00 for total expenses of \$100,299.44. The General Fund cash decreased \$73,524.03 in the first quarter.

The Central Corridor District received interest revenues on trust funds of \$73.42 and property taxes of \$25,823.93. The Corridor District paid \$29,754.00 to the Mickelson Construction for the Farmers Project. The Corridor's cash decreased by \$3,856.65.

The North Yellowstone District received interest revenues on trust funds of \$39.34. It had no expenses during the month. The district's cash increased by \$39.34.

The Naval Ordinance Plant District had no activity.

The North Portneuf District had no activity.

The East Center 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.

External Debt:

Consolidated Corridor District: Two payments left 2010 and 2011. Principal due \$1,770,000.00, interest due \$92,227.50, for a total of \$1,862,227.50.

North Yellowstone District: Final payment due 2027. Principal due \$7,630,000.00, interest due \$5,284,875.00, for a total of \$12,914,875.00.

**POCATELLO DEVELOPMENT AUTHORITY
GENERAL FUND CASH FLOW PROJECTIONS
2010 THROUGH 2015**

YEARS ENDED	Budget 2010	YTD 2010 As of Oct	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014
Previous Year Balance:	\$202,634.79	\$202,634.79	\$129,110.76	\$512,294.17	\$486,439.17	\$1,313,954.30	\$613,614.33
INCOME:							
Central Corridor Admin fee					853,370.13		
North Yellowstone Loan (finished 2010)	285,514.38		285,514.38				
Tetrdyn Loan (finished 2010)	50,000.00		50,000.00				75,000.00
Shaver loan		25,719.00	-25,719.00				
Refunds and reimbursements		53.10	-53.10				
Interest income	800.00	3.31	796.69	800.00	800.00	1,315.03	614.69
Total Projected Income:	336,314.38	26,775.41	309,538.97	800.00	854,170.13	1,315.03	75,614.69
EXPENSE:							
RDA loan payoff Naval Ordinance District						675,000.00	
Varsity Square LLC Grant		100,000.00					
Management salaries	16,625.00		16,625.00	16,625.00	16,625.00	16,625.00	16,625.00
Luncheon costs	1,320.00	289.66	1,050.34	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 and Professional services	8,460.00	29.78	8,430.22	8,460.00	8,460.00	8,460.00	8,460.00
Total Projected Expense:	26,655.00	100,299.44	26,355.56	26,655.00	26,655.00	701,665.00	26,655.00
CALCULATED ANNUAL BALANCE	\$512,294.17	\$129,110.76	\$412,294.17	\$486,439.17	\$1,313,954.30	\$613,614.33	\$662,574.02
	\$705,943.52						
	\$679,288.52						

**POCATELLO DEVELOPMENT AUTHORITY
CENTRAL CORRIDOR CASH FLOW PROJECTIONS
2010 THROUGH 2012****

YEARS ENDED	Budget 2010	Actual 2010	Remaining 2010	Budget 2011	Budget 2012
Previous Year Balance*:	\$3,223,411.63	\$3,223,411.63	\$3,249,308.98	\$1,210,288.26	-\$63,524.60
INCOME:					
Projected Estimated Tax Revenues: ^{10,11}	1,500,000.00	25,823.93	1,474,176.07	1,500,000.00	
Taxes Received from Previous Years & yearly interest: ⁷			0.00		
South Cliffs Repayment: ¹²	196,867.85		196,867.85		
AMI Repayment (Building Owners): ¹²			0.00		1,200,000.00
Positron Repayment: ^{12 (\$10,000.00)}			0.00		
Interest earning on trust accounts	9,000.00	73.42	8,926.58	9,000.00	9,000.00
Total Projected Income:	1,705,867.85	25,897.35	1,679,970.50	1,509,000.00	1,209,000.00
EXPENSE:					
Current Year Debt Service:	928,795.00		928,795.00	933,432.50	
Cheyenne Crossing: Committed \$3 million total ^{10 & 18}	2,117,700.22		2,117,700.22	1,347,130.36	
Whitman/Yellowstone Hotel: Committed \$613,000 ^{10 org 398 500}			0.00		
Clark Street Overpass: Committed \$258,880.93					258,800.93
Admin Transfer to Unrestricted Account: ¹¹			0.00		853,370.13
General Fund - loan for Triangle development City of Pocatello, triangle land reimbursement					206,000.00
Arbitrage			0.00		
Trustee fees	2,250.00		2,250.00	2,250.00	
<u>Unapproved Projects</u>					
Farmer's Project #1 org. 500,000.00	200,000.00	29,754.00	170,246.00		
Unnamed Project #3 (\$500,000.00 new Jan 2009): ¹⁹	500,000.00		500,000.00	500,000.00	
Total Projected Expense:	3,748,745.22	0.00	3,718,991.22	2,782,812.86	1,318,171.06
CALCULATED ANNUAL BALANCE	\$1,180,534.26	\$3,249,308.98	\$1,210,288.26	-\$63,524.60	-\$172,695.66
Debt service restriction (reserve \$650,000.00)		\$650,003.68	\$650,003.68		0.00
Current debt payment allocation fund reserve		\$950,725.00	\$950,725.00		
Available cash		\$1,648,580.30	-\$390,440.42	-\$63,524.60	-\$172,695.66

** TIF District slated to close in 2012

**POCATELLO DEVELOPMENT AUTHORITY
NORTH YELLOWSTONE FUND CASH FLOW PROJECTIONS
2010 THROUGH 2023**

YEARS ENDED	Budget 2010	YTD 2010 As of October	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014 - 2023
Previous Year Balance:	\$1,546,739.44	\$1,546,739.44	\$1,546,778.78	\$1,567,171.46	\$1,880,898.86	\$2,193,101.26	\$2,504,603.66
INCOME:							
Property taxes (orig \$781,120.03)	1,114,527.36		0.00	1,114,527.36	1,114,527.36	1,114,527.36	16,717,910.40
Interest on trust accounts	144.00	39.34	104.66	5,000.00	5,000.00	5,000.00	300,000.00
Loan from General Fund							
Total Projected Income:	1,114,671.36	39.34	104.66	1,119,527.36	1,119,527.36	1,119,527.36	17,017,910.40
EXPENSE:							
Current Year Debt Service:	681,450.00		681,450.00	678,525.00	680,050.00	680,750.00	10,154,100.00
Road Crossing			0.00				
Peg Development Land Acquisition			0.00				
Legal Advertising			0.00				
Arbitrage fees	5,260.00			5,260.00	5,260.00	5,260.00	78,900.00
Trustee fees			0.00				
Loan payment to PDA General Fund (orig 100,000)	285,514.38		285,514.38				330,000.00
Costco employment payment (\$854,105.00) 1	122,014.96		0.00	122,014.96	122,014.96	122,014.96	285,514.38
Total Projected Expense:	1,094,239.34	0.00	966,964.38	805,799.96	807,324.96	808,024.96	732,089.76
CALCULATED ANNUAL BALANCE	\$1,567,171.46	\$1,546,778.78	\$579,919.06	\$1,880,898.86	\$2,193,101.26	\$2,504,603.66	\$8,883,489.18
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		681,450.00	582,545.00	676,600.00	677,440.00	677,440.00	0.00
Amount available		163,428.78	-684,525.94	\$22,398.86	833,761.26	1,145,259.66	8,883,489.18

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
2010 THROUGH 2028

YEARS ENDED	Budget 2010	YTD 2010 As of October	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014 - 2028
Previous Year Balance:	\$41,127.85	\$41,127.85	\$41,127.85	\$799.87	\$799.87	\$799.87	\$0.00
INCOME:							
Property taxes	400.00		400.00	1,492,442.00	2,895,337.00	2,808,447.00	39,342,425.00
Interest on trust accounts			0.00				
Loan from General Fund			0.00				
Total Projected Income:	400.00	0.00	400.00	1,492,442.00	2,895,337.00	2,808,447.00	39,342,425.00
EXPENSE:							
Debt service			0.00	1,492,442.00	2,895,337.00	2,808,447.00	2,724,223.00
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				741,548.00
Taxing Entity operational costs			0.00				8,527,779.00
Total Projected Expense:	0.00	0.00	0.00	1,492,442.00	2,895,337.00	2,808,447.00	38,262,874.00
CALCULATED ANNUAL BALANCE	\$41,527.85	\$41,127.85	\$41,527.85	\$799.87	\$799.87	\$799.87	\$1,079,551.00
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
2010 THROUGH 2028**

YEARS ENDED	Budget 2010	YTD 2010 As of October	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014 - 2028
Previous Year Balance:	\$5,898.54	\$5,898.54	\$5,898.54	\$6,535.78	\$7,173.02	\$7,800.26	\$8,427.50
INCOME:							
Property taxes	75,637.24		75,637.24	75,637.24	75,627.24	75,627.24	1,058,781.36
Interest on trust accounts			0.00				
Loan from General Fund			0.00			675,000.00	
Total Projected Income:	75,637.24	0.00	75,637.24	75,637.24	75,627.24	750,627.24	1,058,781.36
EXPENSE:							
Log Homes (\$225,000.)	75,000.00		75,000.00	75,000.00	75,000.00		
Owner Contract: (RDA)			0.00			750,000.00	
Repay loan to General Fund			0.00				750,000.00
			0.00				
			0.00				
Total Projected Expense:	75,000.00	0.00	75,000.00	75,000.00	75,000.00	750,000.00	750,000.00
CALCULATED ANNUAL BALANCE	\$6,535.78	\$5,898.54	\$6,535.78	\$7,173.02	\$7,800.26	\$8,427.50	\$317,208.86
Assessed valuation 2009	\$6,639,105.00						
Base valuation	\$3,458,800.00						
Increase 2009	\$3,180,305.00						

**POCATELLO DEVELOPMENT AUTHORITY
EAST CENTER CASH FLOW PROJECTIONS
2010**

YEARS ENDED	Budget 2010	Actual 2010	Remaining 2010	
Previous Year Balance:	\$162,799.76	\$162,799.76	\$162,799.76	
INCOME:				
Property taxes	0.00		0.00	
Interest on trust accounts			0.00	
Loan from General Fund			0.00	
Total Projected Income:	0.00	0.00	0.00	
EXPENSE:				
Admin fee to General Fund	16,318.12		16,318.12	146,481.64
Refund to:				
City of Pocatello	71,366.83		71,366.83	
School District 25	31,079.92		31,079.92	
Bannock County	37,511.50		37,511.50	
County Road	4,658.91		4,658.91	
County Ambulance	1,864.48		1,864.48	
			0.00	
Total Projected Expense:	162,799.76	0.00	162,799.76	
CALCULATED ANNUAL BALANCE	\$0.00	\$162,799.76	\$0.00	
Assessed valuation 2009	\$6,639,105.00			
Base valuation	\$3,458,800.00			

MEMORANDUM FOR: Pocatello Development Authority

FROM: David Swindell, Chief Financial Officer

SUBJECT: East Center Closure Refund

DATE: January 13, 2010

1. **FOR APPROPRIATE ACTION.**

2. **Purpose.** To notify the PDA board that we have received tax dollars in the now-closed East Center Urban Renewal Area (URA) and to obtain board approval to allocate those funds in accordance with the East Center plan and Idaho Code 50-2909.

3. **Discussion.**

a. **Situation.** The Pocatello Development Authority (PDA) and the City of Pocatello created the East Center tax-increment financing district vicinity Portneuf Medical Center, East Campus. Subsequently, the projects envisioned did not materialize. With voter approval, Bannock County entered into a public-private partnership with Legacy Hospital Partners and in so doing secured financing that developed the area without the need for PDA programs. The PDA and the city terminated this district last year.

b. **But we did get some money.** As FY2009 closed, PDA did receive money in the East Center District. It resulted from the taxable value of the increment of this district as it existed on December 31, 2008. Although the thinking was that there was no increment (any construction here was from the tax-exempt then county-owned hospital), as it turns out that wasn't quite correct. The hospital contracted with a private company (DASCO) to construct and lease a large medical office building. This building is privately owned and hence was on the tax roles. Constructed in 2008, the resulting tax value was an increment to the district. PDA received \$162,757.38 for East Center (that was previously erroneously attributed to Central Corridor District). So the total dollars the PDA has remains the same, but we have \$162,757.38 less in Central Corridor and now have \$162,757.38 in the now closed East Center district fund.

c. **What to do with the money.** State law is clear. A refund is due to the various taxing districts after all other obligations of the district are satisfied:

Idaho Code 50-2909 4) When the revenue allocation area plan budget described in section 50-2903(5), Idaho Code, estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness and bonds have been paid in full, or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of the agency funded through revenue allocation proceeds shall be satisfied and the agency has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under section 50-2908, Idaho Code, shall thereupon cease; any moneys in such fund or funds in excess of the amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the revenue allocation area is located in the same manner and proportion as the most recent distribution to the affected taxing

districts of the taxes on the taxable property located within the revenue allocation area;

d. **Remaining obligation for Administration.** According to the East Center plan, 10% of the revenue is allocated to the PDA general fund for administration. The PDA did absorb administrative expenses and in our judgment the 10% constitutes a remaining obligation of the district. There being no other projects nor debt, it is the only remaining obligation.

e. **Recommended Allocation.** Staff recommends the following:

Amount of taxes received by PDA in East Center District	\$162,757.38
Less 10% administrative fee and professional services costs retained by PDA for PDA General Fund per plan	\$16,275.74
Balance to be refunded to taxing districts per I.C. 50-2909	\$146,481.64

Levy Rate Apportionment

Taxing District	Tax Year 2008		\$ amount to be refunded
	(FY09) Levy Rate	% of total	
City of Pocatello	0.009757247	48.72%	\$71,366.83
School District #25	0.004249235	21.22%	\$31,079.92
Bannock County	0.005128558	25.61%	\$37,511.50
County Road	0.000636964	3.18%	\$4,658.91
County Ambulance	0.000254911	1.27%	\$1,864.48
Total	0.020026915	100.0%	\$146,481.64

f. **Letters and Press Release.** This action will be "good news" to the various taxing districts and offers an opportunity for the Board to demonstrate fidelity with the letter and spirit of urban renewal law. A suggested letter to accompany the checks to taxing districts is at **TAB A** and a suggested press release is at **TAB B**.

4. **Conclusion.** The recommended allocation is appropriate and in accordance with state law.

5. **Recommendation.** That the Board approve the distribution of funds per paragraph 3 e, send letters accompanying the checks per **TAB A** and issue a press release, per **TAB B**.

APPROVED _____ SEE ME _____ OTHER _____

Pocatello Development Authority

ISU Research and Business Park
1651 Alvin Ricken Drive
Pocatello, Idaho 83201

An urban renewal agency for the City of Pocatello, Idaho

December 15, 2009

To: Dwight Babcock, CEO
IsoRay Medical
350 Hills Street, Suite 106
Richland, Washington 99354-5411

Re: Economic Development Agreement; Pocatello Development Authority and IsoRay Medical

Dear Mr. Babcock:

This letter is in response to your letter dated June 26, 2009. I will rely upon the attached correspondence to provide the background information leading to this letter. I have taken time in response to thoughtfully consider the information presented in your letter, to meet with representatives of the Idaho National Laboratory (INL), and to consult with our Legal counsel on an appropriate course forward. Accordingly, I offer the following in response.

The terms of the Agreement (attached), are clear as to the repayment of funds. Paragraph 3.1 of the Agreement reads; "Developer (IsoRay) further agrees to repay, with 5% interest from the date of disbursement, the \$200,000.00 amount should Developer fail to build and operate such a facility (manufacturing facility), except under the conditions set out in paragraph 3.3 below."

Paragraph 3.3 goes on to read; "PDA agrees that no such repayment will be required if approval for the use of the reactor facility specified above is withdrawn by said facility and proof of denial of use is provided to the PDA." To date, the PDA has received no evidence that use of the reactor facility has been withdrawn. In fact, and to the contrary, we found in our meeting with INL representatives that they are very willing to continue to make available use of the reactor facility for the business of IsoRay Medical.

If it is the current intention of IsoRay Medical not to construct a manufacturing facility in Pocatello, Idaho as per the Agreement then this letter respectfully requests repayment of funds according to the terms of paragraph 3.1. If it is IsoRay Medical's intention to go forward in the construction of a manufacturing facility we would invite contact so that we may consider modifying the terms of the original Agreement and thereby find a path forward. We will await your reply.

Thank you for your consideration in this matter.

Sincerely,



Robert E. Chambers, Executive Director
Pocatello Development Authority
P.O. Box 4169
Pocatello, Idaho 83205-4169
(208) 234-6184

Cc: Mr. Dean Tranmer, PDA Attorney
Mr. Steve Brown, PDA Chair

Pocatello Development Authority

ISU Research and Business Park
1651 Alvin Ricken Drive
Pocatello, Idaho 83201

An urban renewal agency for the City of Pocatello, Idaho

2010 POCATELLO DEVELOPMENT AUTHORITY CALENDAR

January 20, 2010	11:00 a.m.	Council Chambers
February 17, 2010	11:00 a.m.	Council Chambers
March 17, 2010	11:00 a.m.	Council Chambers
April 21, 2010	11:00 a.m.	Council Chambers
May 19, 2010	11:00 a.m.	Council Chambers
June 16, 2010	11:00 a.m.	Council Chambers
July 21, 2010	11:00 a.m.	Council Chambers
August 18, 2010	11:00 a.m.	Council Chambers
September 15, 2010	11:00 a.m.	Council Chambers
October 20, 2010	11:00 a.m.	Council Chambers
November 17, 2010	11:00 a.m.	Council Chambers
December 15, 2010	11:00 a.m.	Council Chambers

EXECUTIVE SUMMARY BULLET POINT

- First comprehensive statutory overhaul of chapter 20, title 50, Idaho Code, the Urban Renewal Law (the "Law") since the Law's enactment in 1965, and of chapter 29, title 50, Idaho Code, the Local Economic Development Act (the "Act") since the Act's enactment in 1988.
- The purpose of this legislation is to reform and modernize the Law and the Act to improve these important economic tools which allow the development of local/regional economies as well as the economy of the state as a whole.
- In addition to the purposes of reform and modernization, the legislation also directly responds to the criticisms of the Law and the Act made over the past few legislative sessions and imposes a number of limitations.
- The proposed legislation is a result of a full review of urban renewal and tax increment (revenue allocation) statutes from other jurisdictions, journals, articles, best practices and other documents for purposes of identifying emerging and modern trends.
- The legislation combines chapters 20 and 29, title 50, Idaho Code, into one new general overview chapter titled the Idaho Urban Reinvestment Act.
- The legislation creates two new chapters establishing a classification system which separate deteriorating area projects from those projects promoting economic, industrial, residential and/or mixed-use development and provides guidance as to what constitutes an eligible project under each classification. These chapters are titled "Deteriorating Area" and "Economic Development."
- The legislation modernizes the definitions section to add new definitions related to economic development, and to further reflect the two classifications: deteriorating area projects and economic development projects. More specifically:
 - The legislation revises the deteriorating area definition to require certain specific findings.
 - The legislation modernizes the definition of urban renewal project to reflect that undertakings and activities of an urban renewal plan may include façade improvements, improvements related to transit systems, construction of affordable housing and workforce housing, historic preservation, acquisition of transit vehicles, construction of transit and energy facilities, construction of sustainable infrastructure projects, compliance with the ADA, acquisition of art to be displayed in public areas and construction of telecommunications infrastructure.
 - The legislation also modernizes the definition of project costs to include organizational costs, construction of wastewater treatment plants, water treatment plants, sewer lines and/or water lines related to the urban renewal project, costs related to the construction of general public purpose government buildings that predominately serve the urban renewal area, costs related to economic and environmental improvements and transit costs.
 - The revised definition severely limits/prohibits the use of revenue allocation funds to construct general purpose government buildings depending on the classification of the project area (not allowed in economic development projects).

- The termination dates for use of revenue allocation depends on a plan's classification: twenty-four years for a deteriorating area and twenty years for an economic development area.
- The legislation limits the allocation of revenue allocation funds when the total base assessment role of all urban renewal plans of the municipality exceeds 10 percent of the total assessed value of the municipality, or when the total urban renewal land area of all urban renewal plans of the municipality exceeds 15 percent of the total land area of that municipality.
- The legislation seeks to modernize the revenue stream available to an urban renewal agency and includes a new section which allows an urban renewal agency to elect to receive and use sales tax increment (similar to the recently enacted STARS legislation).
- The legislation prohibits shoestring annexations of property for the purpose of amending an urban renewal plan.
- The criteria concerning economic development projects and deteriorating area projects will be effective for any urban renewal plan adopted after July 1, 2010, or upon any amendment to an existing urban renewal plan which includes any addition of property adopted after July 1, 2010.
- This bill provides for significant amendments to existing chapters 20 and 29 (these provisions also are included in proposed new chapter 32) effective July 1, 2010, for those plans which are grandfathered.
- The legislation prohibits shoestring annexations of property for the purpose of amending an urban renewal plan.
- To increase the transparency and accountability of the urban renewal agency and its commissioners by:
 - Addressing the composition of the board of commissioners and mandating some of the commissioners be residents and electors of the municipality with the remainder as determined by the sponsoring city or county (the local governing body may not appoint itself as the board of commissioners of the urban renewal agency);
 - Limiting the number of City Council members and/or Mayor on the board;
 - Allowing board members to be removed for cause by vote of the council/mayor;
 - Requiring each commissioner file an annual disclosure statement; and
 - Requiring a roll call vote for purposes of passage of every resolution to: enter into a contract or agreement, approve and adopt an annual budget, approve and adopt appropriations and approve liabilities and obligations of the urban renewal agency.
- Requiring the filing of an annual report with the state tax commission concerning the value of the base assessment roll, the increment value, the current total assessed valuation of all taxable property within the revenue allocation area and the total assessed valuation of all taxable property within the municipality using the most current available values.

Fee Invoice

Corporate Trust Services

WELLS FARGO

Invoice Number 625575	Billing Date 12/21/2009	Due Date 1/20/2010	Amount Due \$2,500.00 <i>Please mail or wire payment to:</i>
Pocatello Development Authority Attn: Mr. Jerry Higgins Pocatello City Hall PO Box 4169 Pocatello, ID 83205			Mailing Address: Wells Fargo Bank WF 8113 P.O. Box 1450 Minneapolis, MN 55485-8113
			Wire Instructions: ABA #: 121000248 DDA #: 1000031565 Reference: Invoice #, Acct Name, Attn Name
			ACH Instructions: ABA #: 091000019 DDA #: 1000031565 Memo: Invoice #, Account Name, Attn Name

Please return this portion of the statement with your payment in the envelope provided:

Please retain this portion for your records

Account Number: 16839700

Pocatello Development Authority Revenue Allocation (Tax Increment) Bonds 2004 Series A

Administration Charges

For the Period 12/23/2009 thru 12/22/2010

Trustee Fee

\$2,250.00

Disclosure/Dissemination Fee

\$250.00

Total Amount Due:

\$2,500.00

Billings past due are subject to an 18% annual finance charge of the balance due.

Please address questions to Angela Nett Phone - 208-393-5492 Email - angela.c.nett@wellsfargo.com

Page 1 (625575)

INVOICE

CITY OF POCA TELLO
911 NORTH 7TH AVENUE
P O BOX 4169
POCA TELLO, ID 83205-4169

(208) 234-6214

TO: POCA TELLO DEV AUTHORITY

CITY TREASURER
POCA TELLO, ID 83201

INVOICE NO: 21969
DATE: 1/08/10

CUSTOMER NO: 495/2036

TYPE: EG - ENG/CHEYENNE CORRIDOR

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	ENG/CHEYENNE CORRIDOR 20% PER LIM ENG TO 10/24	4,954.66	4,954.66

*** THE CITY OF POCA TELLO THANKS YOU FOR YOUR ***
** PROMPT PAYMENTS !!! **

TOTAL DUE: \$4,954.66

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 1/08/10 DUE DATE: 1/08/10
CUSTOMER NO: 495/2036

NAME: POCA TELLO DEV AUTHORITY
TYPE: EG - ENG/CHEYENNE CORRIDOR

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF POCA TELLO
911 NORTH 7TH AVENUE
P O BOX 4169
POCA TELLO ID 83205-4169

INVOICE NO: 21969
TERMS: NET 0 DAYS

AMOUNT: \$4,954.66

CITY OF POCATELLO

P O BOX 4169
 POCATELLO, ID 83205
 (208)234-6225 fax (208)234-6151

Invoice No. 0601-11

INVOICE

Customer

Name POCATELLO DEVELOPMENT AUTHORITY
 Address 1651 ALVIN RICKEN DR
 City POCATELLO State ID ZIP 83201
 Phone _____

Date 01/06/2010
 Order No. _____
 Rep _____
 FOB _____

Qty	Description	Unit Price	TOTAL
1	PRELIMINARY DESIGN CHEYENNE CORRIDOR STUDY 20% OF COSTS ASSOCIATED WITH ENGINEERING SERVICES FROM HDR INC		
1	Period Ending 09/26/09	\$2,202.77	\$2,202.77
1	Period Ending 10/24/09	\$2,751.89	\$2,751.89

Payment Details

- Cash
 Check
 Credit Card

Name _____
 CC # _____
 Expires _____

SubTotal	\$4,954.66
Shipping & Handling	\$0.00
Taxes	
TOTAL	\$4,954.66

Office Use Only

**PRELIMINARY ENGINEERING
CHEYENNE CORRIDOR STUDY**

**COSTS ASSOCIATED WITH ENGINEERING SERVICES
FROM HDR INC**

PERIOD ENDING	INVOICE AMOUNT (PAID BY CITY)	IFD AMOUNT DUE (80%)	PDA AMOUNT DUE (20%)
09/26/2009	\$11,013.85	\$8,811.08	\$2,202.77
10/24/2009	13,759.44	\$11,007.55	\$2,751.89
TOTAL DUE	\$24,773.29	\$19,818.63	\$4,954.66



ONE COMPANY
Many SolutionsSM

Invoice

Please send remittance with copy of invoice to

P.O. Box 3480

Omaha, NE 68103-0480

City of Pocatello
P.O. Box 4169
Pocatello, ID 83205-4169

Attn: Cac Turner
Agreement Administrator

Invoice No.: 146670-H

Invoice Date: 9/29/2009

Period Ending: 9/26/2009

HDR Project No.: 09400-001-143

Amount Due: \$ 11,013.85

Professional services for period ending 9/26/09 for Cheyenne Overpass Pocatello.
Project No. DHP-1564(001), Key No. 7508, Agreement No. 4014.

LABOR	Hours	Rate	Cost
Mike Funk	1.50	29.14	43.71
John Buttenob	-	60.00	-
Aaron Rasmussen	-	36.00	-
Jeff Simrions	-	60.00	-
Carrie Ulrich	-	28.18	-
Kathy Jenkins	-	21.94	-
Shannon McNamara	18.00	39.50	711.00
Heather Warren	1.00	18.40	18.40
Michael Johnson	31.00	48.25	1,495.75
Scott Wood	15.00	39.00	585.00
Nicholas McDowell	29.50	31.25	921.88
Megan McKenna	3.00	25.10	75.30
David Irish	4.00	53.00	212.00
TOTAL DIRECT LABOR	103.00		\$ 4,063.04
OVERHEAD @ 1.5476			6,287.95
Subtotal labor			\$ 10,350.99
FEE per Contract Supplement #2			\$ 53,423.00
LESS fee previously billed (Thru Mar 2006)			\$ 53,141.24
Net fee this invoice			\$ 281.76 \$ 281.76
		DATE: <u>10/27/09</u>	
		ACCT. # <u>070-6001-425</u>	
		<u>40-02</u>	
EXPENSES		PROJ. # <u>FAG050</u>	
Postage/Shipping		TL INV <u>11,013.85</u>	
Travel		APPR. <u>Bn</u>	
Printing			
Technology Charge	\$ 3.70 /hr		381.10
Subtotal expenses			\$ 381.10
Subtotal HDR		SEQ. #	\$ 10,732.09
SUBCONTRACTORS			
Harper-Leavitt			-
Kleinfelder			-
HDR - Boise			-
Subtotal subcontractors			\$ -
Total Due This Invoice			\$ 11,013.85

Please send remittance with copy of invoice to

P.O. Box 3480
Omaha, NE 68103

City of Pocatello
P.O. Box 4169
Pocatello, ID 83205-4169

Attn: Cac Turner
Agreement Administrator

Re: CHEYENNE OVERPASS

HDR	09400-001-143	11,013.85
Harper-Leavitt	09400-003-143	-
Kleinfelder	09400-004-143	-
HDR Boise	09400-009-143	-

INVOICE NO. 146670-H

INVOICE DATE 9/29/2009

PERIOD ENDING 9/26/2009

PROJECT NO. DHP-1564(001)

	CONTRACT AMOUNT	TOTAL EARNINGS	PREVIOUSLY BILLED	CURRENT INVOICE
CURRENT CONTRACT:				
HDR ENGINEERING, INC.				
Labor	\$ 522,064.00	454,637.03	444,286.04	10,350.99
Fee		53,423.00	53,141.24	281.76
Expenses	42,720.00	41,739.67	41,358.57	381.10
Total HDR	\$ 564,784.00	549,799.70	538,785.85	11,013.85
SUBCONTRACTORS				
Shapiro & Associates	\$ 194,637.45	194,637.45	194,637.45	-
Harper-Leavitt Engineering	46,116.55	29,590.99	29,590.99	-
Kleinfelder	66,314.91	37,112.51	37,112.51	-
Intermountain Demographics	2,229.00	2,229.00	2,229.00	-
HDR Boise	55,809.23	70,918.63	70,918.63	-
Intermountain Aerial	34,164.00	34,164.00	34,164.00	-
Total Subs	\$ 399,271.14	368,652.58	368,652.58	-
Total Contract	\$ 964,055.14	918,452.28	907,438.43	\$ 11,013.85
Total Due This Invoice				\$ 11,013.85

**IDAHO TRANSPORTATION DEPARTMENT
Payment Request for Consultant Services**


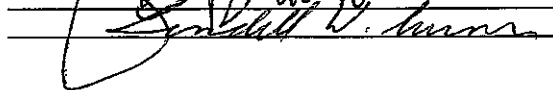
Payment Request No. 70 Month End 9/26/2009 Progress Final
 Contract No. DHP-1564(001) Contract Modifications _____ FA Non FA
 Work Task Order No. N/A CID 70004
 Project CHEYENNE OVERPASS, POCATELLO
 Name of Consultant PROJECT SUMMARY (HDR AND SUBCONTRACTORS)
 % Work 95.0% % Time 97.3% % Billed 89.7%
 Date Work Started 3/20/2000 Contract Completion Date 12/30/2009 NTP Date: 3/20/2000

SUMMARY OF WORK FOR WHICH PAYMENT IS REQUESTED

Task or Item	Task Description	Estimated Cost	Accumulative Amount	Current Month
1	ADMINISTRATION	\$ 147,457.41	\$ 116,805.55	\$ 111.36
2	ALTERNATIVE DEVELOPMENT	106,227.00	97,775.70	-
3	CONCEPT DRAINAGE	8,085.00	8,991.09	-
4	ROADWAY DESIGN	10,366.00	5,334.46	1,811.34
6	TRAFFIC DATA & MODELING	22,156.00	20,205.97	-
7	LOCATION HEARING & STUDY REPORT	14,303.00	9,861.93	-
8	CONCEPT DESIGN REPORT	14,355.00	12,644.22	-
9	UTILITY PLANS	-	-	-
10	PRELIMINARY DRAINAGE	-	-	-
11	PERMITS, APPROVALS & MITIGATION	4,874.00	51.30	-
12	PRELIMINARY PLANS	22,555.00	3,135.64	519.46
13	PRELIMINARY DESIGN REVIEW	-	-	-
15	DESIGN STUDY REPORT	6,388.00	968.17	-
17	OUT OF SCOPE SERVICES	77,752.00	98,167.51	-
18	TEMPORARY PRELIMINARY DESIGN	-	71,749.43	-
19	Metric to English Conversion	19,745.00	-	-
20	Environmental Document	66,202.59	-	-
21	AMI Culvert TS&L	-	8,220.79	7,649.49
22	Design Study Report	-	270.05	67.51
23	Drainage Report	-	394.37	191.83
16	DIRECT EXPENSES	44,318.00	41,800.54	381.10
	SUBCONTRACTORS DIRECT EXPENSES	31,342.44	9,660.10	-
	SUBCONTRACTOR LABOR	367,928.70	358,992.48	-
Totals		\$ 964,055.14	\$ 865,029.28	\$ 10,732.09
Fee			53,423.00	281.76
Totals			\$ 918,452.28	\$ 11,013.85

Approved by Project Manager:

Approved by Agreement Administrator:

Date:

Date:

10/20/09
10/26/09

PROFESSIONAL SERVICES AUTHORIZATION and INVOICE SUMMARY



Consultant: **HDR Engineering, Inc.**

Agreement No: **4014**

Agreement Amounts	
Suppl Agreement:	\$109,375.00
Additional Services:	\$0.00
TOTAL:	\$109,375.00

Billing Ref No: **401409**

PSA No: **S - 1**

Suppl Agreement No: **2**

Consultant Invoice No: **70**

PROJECT	Key Number	Project No	Route	Location
	07508	DHP-1564(001)	STC-7271	CHEYENNE OVERPASS, POCATELLO

This PSA authorizes **SUPPLEMENTAL AGREEMENT SERVICES** to be performed as described below:

Number	Description:	Amount
07508	Services of Supplemental No. 2	\$109,375
Compensation for Services Shall not Exceed:		\$109,375
Which Increases the Total Authorized Amount to:		\$109,375

PSA Issued (Consultant Admin. Unit)

PSA Accepted (Consultant)

<i>Holly McCleere</i>	<i>Harry V. Hoffman</i>
2-3-09	12-3-08
Signature: _____ Date: _____	Signature: _____ Date: _____

Authorized Amount	Previous Invoices	This Invoice	Total to Date	Balance Authorized
\$109,375	52,781.77	11,013.85	63,795.62	45,579.38

Payment Requested (Consultant)

Payment Recommended (Agreement Administrator)

<i>[Signature]</i>	<i>Lindell W. Turner</i>
10/20/09	10/26/09
Signature: _____ Date: _____	Signature: _____ Date: _____

Professional Agreement Invoice and Progress Report

Idaho Transportation Department



This page must be filled out monthly by the Consultant and forwarded to the Agreement Administrator with the monthly invoice. If necessary, attach additional sheets for continuation.

Progress Report No. 70	Project No. DHP-1564(001)	Date 10/20/09
Agreement Administrator Mr. Cac Turner, P.E.	Key No. 7508	Agreement No. 4014
Consultant HDR Engineering, Inc.	Project Name Cheyenne Overpass	
Report/Billing Period (From and To) August 1, 2009 to September 26, 2009	PSA No. S-1	Invoice No. 146670-H
Description of Work Accomplished During the Month Work performed during this period included the following: (1) Prepared HDR monthly progress report and invoicing for the previous period. (2) Worked on drainage report. (3) Worked on AMI culvert TS&L plans.		
Summary of Work Completed to Date (Milestones Completed and Dates)		
Information Required from ITD to Avoid Delays None		
List Changes in Scope or Complexity Requiring a Supplemental Agreement or Time Adjustments None		
Consultant's Signature 	Printed Name and Title John Buttenob, Project Manager	

Professional Agreement Invoice and Progress Report

Idaho Transportation Department

This page must be filled out by the Agreement Administrator.

Work Authority No. <i>07508</i>	Progress Report No. <i>70</i>	Key No. <i>7508</i>	Agreement No. <i>4014</i>
Report Reviewed By <i>Lindell W. Turner</i>		Review Date <i>10/26/09</i>	
The Following was Initiated <i>Review & Approve Payment Request</i>			

Status Report

A completed status report must accompany all Agreement invoices recommended for payment. The requested percentage measurements of progress to this report are required.

Agreement Time <i>2797</i>	Time Passed	Percent of Agreement Time Elapsed <i>100 %</i>		Percent of Work Completed <i>99 %</i>
Original Agreement Amount <i>\$ 710,100</i>	Supplemental(s) <i>#1 \$ 144,680</i> <i>#2 \$ 109,375</i>	Current Agreement Amount <i>\$ 964,055</i>	Payments (Including this Payment) <i>\$ 918,452.24</i>	Percent of Agreement Dollars Paid <i>99 %</i>
Fixed Fee				
This Invoice	To Date	Negotiated		
\$	\$	\$		
If There is a Significant Variance Between the Percentages, Please Explain				
Consultant Invoice No. <i>146670-H</i>		This Payment Amount <i>\$ 11,013.85</i>		

Progress Payment: I certify that the Agreement provisions have been reviewed, the invoice amount checked, progress is substantiated, significant material expenses have support documentation (receipts), and the costs billed are project related and represent the work accomplished. I hereby approve the progress estimate for payment.

Final Payment: I certify that all work under the terms of the Agreement has been satisfactorily completed, any capital assets acquired have been delivered or value received, an affidavit of indebtedness received, and the project reviewed or audited and costs verified for work performed. I hereby approve final payment under the Agreement.

Agreement Administrator's Signature <i>Lindell W. Turner</i>	Date <i>10/26/09</i>	Second (Independent) Reviewer's Signature
---	-------------------------	---



ONE COMPANY
Many SolutionsSM

Invoice

Please send remittance with copy of invoice to

P.O. Box 3480

Omaha, NE 68103-0480

City of Pocatello
P.O. Box 4169
Pocatello, ID 83205-4169

Attn: Cac Turner
Agreement Administrator

Invoice No.: 150506-H
Invoice Date: 10/27/2009
Period Ending: 10/24/2009
HDR Project No.: 09400-001-143
Amount Due: \$ 13,759.44

Professional services for period ending 10/24/09 for Cheyenne Overpass Pocatello.
Project No. DHP-1564(001), Key No. 7508, Agreement No. 4014.

LABOR	Hours	Rate	Cost
Mike Funk	2.00	29.14	58.28
John Buttenob	-	60.00	-
Aaron Rasmussen	-	36.00	-
Jeff Simmons	-	60.00	-
Carrie Ulrich	-	28.18	-
Kathy Jenkins	-	21.94	-
Shannon McNamara	-	39.50	-
Heather Warren	1.50	18.40	27.60
Michael Johnson	-	48.25	-
Scott Wood	-	39.00	-
Nicholas McDowell	-	31.25	-
Megan McKenna	-	25.10	-
Cheryl Murray	28.50	48.25	1,375.13
Marta Miller	121.00	30.50	3,690.50
David Irish	0.50	53.00	26.50
TOTAL DIRECT LABOR	153.50		\$ 5,178.01
OVERHEAD @ 1.5476			8,013.48
Subtotal labor			\$ 13,191.49

DATE 11/23/09
ACCT. # 070-6001-425
40-02
PROJ. #/AMT. FAG050
TL INV. AMT. \$ 13,759.44
APPR. BY Bn

EXPENSES

Postage/Shipping			-
Travel			-
Printing			-
Technology Charge	\$ 3.70 /hr		567.95
Subtotal expenses			\$ 567.95
Subtotal HDR			\$ 13,759.44

SEQ. NO.

SUBCONTRACTORS

Harper-Leavitt			-
Kleinfelder			-
HDR - Boise			-
Subtotal subcontractors			\$ -

Total Due This Invoice

\$ 13,759.44

PROFESSIONAL SERVICES AUTHORIZATION and INVOICE SUMMARY



Consultant: HDR Engineering, Inc.

Agreement No:

Agreement Amounts	
Suppl Agreement:	\$109,375.00
Additional Services:	\$0.00
TOTAL:	\$109,375.00

Billing Ref No:

PSA No:

Suppl Agreement No:

Consultant Invoice No:

PROJECT	Key Number	ProjectNo	Route	Location
	07508	DHP-1564(001)	STC-7271	CHEYENNE OVERPASS, POCATELLO

This PSA authorizes **SUPPLEMENTAL AGREEMENT SERVICES** to be performed as described below:

Number	Description:	Amount
07508	Services of Supplemental No. 2	\$109,375
Compensation for Services Shall not Exceed:		\$109,375
Which increases the Total Authorized Amount to:		\$109,375

PSA Issued (Consultant Admin. Unit)

PSA Accepted (Consultant)

Signature:

Date:

Signature:

Date:

Authorized Amount	Previous Invoices	This Invoice	Total to Date	Balance Authorized
\$109,375	63,795.62	13,759.44	77,555.06	31,819.94

Payment Requested (Consultant)

Payment Recommended (Agreement Administrator)

Signature:

Date:

Signature:

Date:



ONE COMPANY
Many SolutionsSM

Invoice

Please send remittance with copy of invoice to

P.O. Box 3480

Omaha, NE 68103-0480

City of Pocatello
P.O. Box 4169
Pocatello, ID 83205-4169

Attn: Cac Turner
Agreement Administrator

Re: CHEYENNE OVERPASS

HDR	09400-001-143	13,759.44
Harper-Leavitt	09400-003-143	-
Kleinfelder	09400-004-143	-
HDR Boise	09400-009-143	-

INVOICE NO. 0

INVOICE DATE 10/27/2009

PERIOD ENDING 10/24/2009

PROJECT NO. DHP-1564(001)

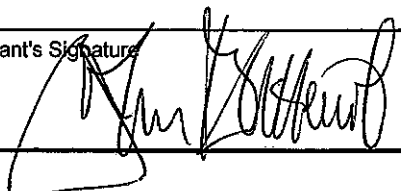
	CONTRACT AMOUNT	TOTAL EARNINGS	PREVIOUSLY BILLED	CURRENT INVOICE
CURRENT CONTRACT: HDR ENGINEERING, INC.				
Labor	\$ 522,064.00	467,828.52	454,637.03	13,191.49
Fee		53,423.00	53,423.00	-
Expenses	42,720.00	42,307.62	41,739.67	567.95
Total HDR	\$ 564,784.00	563,559.13	549,799.70	13,759.44
SUBCONTRACTORS				
Shapiro & Associates	\$ 194,637.45	194,637.45	194,637.45	-
Harper-Leavitt Engineering	46,116.55	29,590.99	29,590.99	-
Kleinfelder	66,314.91	37,112.51	37,112.51	-
Intermountain Demographics	2,229.00	2,229.00	2,229.00	-
HDR Boise	55,809.23	70,918.63	70,918.63	-
Intermountain Aerial	34,164.00	34,164.00	34,164.00	-
Total Subs	\$ 399,271.14	368,652.58	368,652.58	-
Total Contract	\$ 964,055.14	932,211.71	918,452.28	\$ 13,759.44
Total Due This Invoice				\$ 13,759.44

Professional Agreement Invoice and Progress Report

Idaho Transportation Department



This page must be filled out monthly by the Consultant and forwarded to the Agreement Administrator with the monthly invoice. If necessary, attach additional sheets for continuation.

Progress Report No. 71	Project No. DHP-1564(001)	Date 11/4/09
Agreement Administrator Mr. Cac Turner, P.E.	Key No. 7508	Agreement No. 4014
Consultant HDR Engineering, Inc.	Project Name Cheyenne Overpass	
Report/Billing Period (From and To) September 27, 2009 to October 24, 2009	PSA No. S-1	Invoice No.
Description of Work Accomplished During the Month Work performed during this period included the following: (1) Prepared HDR monthly progress report and invoicing for the previous period. (2) Worked on drainage report. (3) Worked on Design Study Report.		
Summary of Work Completed to Date (Milestones Completed and Dates)		
Information Required from ITD to Avoid Delays None		
List Changes in Scope or Complexity Requiring a Supplemental Agreement or Time Adjustments None		
Consultant's Signature 	Printed Name and Title John Buttenob, Project Manager	

Professional Agreement Invoice and Progress Report

Idaho Transportation Department

This page must be filled out by the Agreement Administrator.

Work Authority No. <i>07508</i>	Progress Report No. <i>71</i>	Key No. <i>7508</i>	Agreement No. <i>4014</i>
Report Reviewed By <i>Lundell W. Turner</i>		Review Date <i>11/13/09</i>	
The Following was Initiated <i>Review & Approve Payment Request</i>			

Status Report

A completed status report must accompany all Agreement invoices recommended for payment. The requested percentage measurements of progress to this report are required.

Agreement Time <i>2797</i>	Time Passed	Percent of Agreement Time Elapsed <i>100 %</i>	Percent of Work Completed <i>99.5 %</i>
Original Agreement Amount <i>\$ 710,000</i>	Supplemental(s) <i>#1 144,680</i> <i>#2 109,375</i>	Current Agreement Amount <i>\$ 964,055</i>	Payments (Including this Payment) <i>\$ 932,211.68</i>
Fixed Fee			Percent of Agreement Dollars Paid %
This Invoice	To Date	Negotiated	
\$	\$	\$	
If There is a Significant Variance Between the Percentages, Please Explain			
Consultant Invoice No. <i>150506-H</i>		This Payment Amount <i>\$ 13,759.44</i>	

Progress Payment: I certify that the Agreement provisions have been reviewed, the invoice amount checked, progress is substantiated, significant material expenses have support documentation (receipts), and the costs billed are project related and represent the work accomplished. I hereby approve the progress estimate for payment.

Final Payment: I certify that all work under the terms of the Agreement has been satisfactorily completed, any capital assets acquired have been delivered or value received, an affidavit of indebtedness received, and the project reviewed or audited and costs verified for work performed. I hereby approve final payment under the Agreement.

Agreement Administrator's Signature <i>Lundell W. Turner</i>	Date	Second (Independent) Reviewer's Signature
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**IDAHO TRANSPORTATION DEPARTMENT
Payment Request for Consultant Services**

Payment Request No. 71 Month End 10/24/2009 Progress Final
 Contract No. DHP-1564(001) Contract Modifications _____ FA Non FA
 Work Task Order No. N/A CID 70004

Project CHEYENNE OVERPASS, POCATELLO

Name of Consultant PROJECT SUMMARY (HDR AND SUBCONTRACTORS)

% Work 95.0% % Time 98.1% % Billed 91.2%

Date Work Started 3/20/2000 Contract Completion Date 12/30/2009 NTP Date: 3/20/2000

SUMMARY OF WORK FOR WHICH PAYMENT IS REQUESTED

Task or Item	Task Description	Estimated Cost	Accumulative Amount	Current Month
1	ADMINISTRATION	\$ 147,457.41	\$ 116,954.02	\$ 148.47
2	ALTERNATIVE DEVELOPMENT	106,227.00	97,775.70	-
3	CONCEPT DRAINAGE	8,085.00	8,991.09	-
4	ROADWAY DESIGN	10,366.00	5,334.46	-
6	TRAFFIC DATA & MODELING	22,156.00	20,205.97	-
7	LOCATION HEARING & STUDY REPORT	14,303.00	9,861.93	-
8	CONCEPT DESIGN REPORT	14,355.00	12,644.22	-
9	UTILITY PLANS	-	-	-
10	PRELIMINARY DRAINAGE	-	-	-
11	PERMITS, APPROVALS & MITIGATION	4,874.00	51.30	-
12	PRELIMINARY PLANS	22,555.00	3,135.64	-
13	PRELIMINARY DESIGN REVIEW	-	-	-
15	DESIGN STUDY REPORT	6,388.00	968.17	-
17	OUT OF SCOPE SERVICES	77,752.00	98,167.51	-
18	TEMPORARY PRELIMINARY DESIGN	-	71,749.43	-
19	Metric to English Conversion	19,745.00	-	-
20	Environmental Document	66,202.59	-	-
21	AMI Culvert TS&L	-	8,220.79	-
22	Design Study Report	-	3,235.07	2,965.02
23	Drainage Report	-	10,472.36	10,077.99
16	DIRECT EXPENSES	44,318.00	42,368.49	567.95
	SUBCONTRACTORS DIRECT EXPENSES	31,342.44	9,660.10	-
	SUBCONTRACTOR LABOR	367,928.70	358,992.48	-
	Totals	\$ 964,055.14	\$ 878,788.72	\$ 13,759.44
	Fee		53,423.00	-
	Totals		\$ 932,211.72	\$ 13,759.44

Approved by Project Manager:

Approved by Agreement Administrator:

[Handwritten Signature]
[Handwritten Signature]

Date:

Date:

11/2/09
11/13/09