

**POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
17 March 2010 – 11:00am**

City Hall
911 North 7th 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 February 17, 2010 – Motion to approve and/or amend

Financial Report: February Income and Expenses

General Discussion:

Farmers Insurance Payment Request #2 – Final Payment
Cheyenne Corridor Engineering Payment Request
Old Banner Hotel Property on N. Main
Costco Letter
IsoRay Response

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."

FEBRUARY 2010
INCOME AND EXPENSES
FINANCIAL REPORT

POCATELLO DEVELOPMENT AUTHORITY
STATEMENT OF CASH AS OF FEBRUARY 28, 2010

Cash in Checking	\$1,037,510.89
Cash in Savings (Wells Fargo Money Market Account)	132,891.46
Cash in held by third parties (Wells Fargo Corporate Trust)	4,566,462.46
Total cash	5,736,864.81
Cash restricted by bond covenants	-2,957,612.50
Total cash available	\$2,779,252.31

STATEMENT OF CHANGES IN CASH AND CASH EQUIVILENTS
FOR THE MONTH ENDED FEBRUARY 28, 2010

Receipts for the Month		
CC	Property taxes received - Central Corridor	\$19,076.70
NY	Property taxes received - North Yellowstone	\$17,185.70
GF	Interest earnings on savings - Wells Fargo Managed Cash	1.13
	Interest earning on Trust Accounts - Wells Fargo Trusts	13.40
	Total receipts	36,276.93

Expenditures for the Month			
N/A	2/1/2010 NY	Wells Fargo Corporat Trust # 16839702 interest on Bonded Debt	223,225.00
	2/17/2010 EC	Refund of Taxes collected for East Center	
# 3070		City of Pocatello	71,366.83
# 3071		School District 25	31,079.92
# 3072		Bannock County	37,511.50
# 3073		County Road	4,658.91
# 3074		County Ambulance	1,864.48
# 3078	2/17/2010 GF	Quiznos	141.41
		February lucheon costs	
		Total expenditures	369,848.05
		Net change in cash	-\$333,571.12

Cash balances as of February 28, 2010	\$5,736,864.81
Cash balances as of January 31, 2010	\$6,070,435.93
Net change in cash	-\$333,571.12

CC = Central Corridor, NY = North Yellowstone, GF = General Fund, NO = Naval Ordinance
 NP = North Portneuf, EC = East Center

POCATELLO DEVELOPMENT AUTHORITY
CASH ANALYSIS FOR THE MONTH ENDING FEBRUARY 28, 2010

	Balance 31-Jan-10	Balance 28-Feb-10	Change in Balance
Total Cash:			
General Fund			
Cash in checking	-\$3,910.49	\$12,266.22	\$16,176.71
Money Market Account	132,890.33	132,891.46	\$1.13
Total General Fund Cash	<u>128,979.84</u>	<u>145,157.68</u>	<u>\$16,177.84</u>
Central Corridor District			
Cash in checking	434,816.59	453,893.29	\$19,076.70
Bond Trust Fund (Wells Fargo)	0.08	905,362.50	\$905,362.42
Revenue Allocation Trust Fund (Wells)	2,561,779.22	1,656,416.80	-\$905,362.42
Total Central Corridor District Cash	<u>2,998,595.89</u>	<u>3,015,672.59</u>	<u>\$19,076.70</u>
North Yellowstone District			
Cash in checking	495,282.66	512,468.38	\$17,185.70
Bond Trust Fund (Wells Fargo)	351,662.86	128,438.31	-\$223,224.55
Revenue Allocation Trust Fund (Wells)	544,283.83	544,325.37	\$41.54
Total Yellowstone District Cash	<u>1,391,229.35</u>	<u>1,185,232.04</u>	<u>-\$205,997.31</u>
Central Corridor District Debt Service	650,019.48	650,019.48	\$0.00
North Yellowstone District Debt Service	681,928.59	681,900.00	-\$28.59
East Center District	162,799.76	0.00	-\$162,799.76
North Portneuf	42,397.31	42,397.31	\$0.00
Naval Ordinance Plant - Cash in checking	16,485.71	16,485.71	0.00
Total cash	<u>\$6,070,435.93</u>	<u>\$5,736,864.81</u>	<u>-\$333,571.12</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	674,987.50	-6,462.50
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>2,957,612.50</u>	<u>-6,462.50</u>
Total unrestricted cash	<u>3,106,360.93</u>	<u>2,779,252.31</u>	<u>-327,108.62</u>
Cash Available			
General Fund	128,848.92	145,157.68	\$16,177.84
Central Corridor District	2,472,926.89	2,064,947.59	19,076.70
North Yellowstone District	1,236,152.72	510,244.54	-199,534.81
Central Corridor District Debt Service	23.87	19.48	0.00
North Yellowstone District Debt Service	34.38	0.00	-28.59
East Center District	162,799.76	0.00	-156,337.26
North Portneuf District	43,666.77	42,397.31	0.00
Naval Ordinance Plant District	27,072.88	16,485.71	0.00
Total available cash	<u>4,071,526.19</u>	<u>2,779,252.31</u>	<u>-320,646.12</u>

Cash movement analysis:

During February, 2010 Pocatello Development Authority received cash of \$36,276.93 and paid out cash payments of \$369,848.05 so that there was a decrease in cash of \$333,571.12.

General Fund revenue received \$1.13 in interest earnings on the Money Market Account and \$16,318.12 in administration fees from the East Center District. Expenses were luncheon costs of \$141.41. The General Fund cash increased \$16,177.84 in February.

The Central Corridor District received no interest revenues on trust funds and property taxes of \$19,076.70. The Corridor District had no expenses.

The North Yellowstone District received interest revenues on trust funds of \$13.40 and property taxes of \$17,185.70. The District spent \$223,225.00 to bond holders for interest. The district's cash decreased by \$206,025.90.

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.

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 \$5,061,650.00, for a total of \$12,691,650.00.

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

YEARS ENDED	Budget 2010	YTD 2010 As of February	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014
Previous Year Balance:	\$202,634.79	\$202,634.79	\$145,157.68	\$512,294.17	\$486,439.17	\$1,313,954.30	\$613,614.33
INCOME:							
Central Corridor Admin fee		16,318.12			853,370.13		
North Yellowstone Loan (finished 2010)	285,514.38		285,514.38				
Tetridyn Loan (finished 2010)	50,000.00		50,000.00				75,000.00
Shaver loan		26,719.00	-26,719.00				
Refunds and reimbursements		53.10	-53.10				
Interest income	800.00	5.57	794.43	800.00	800.00	1,315.03	614.69
Total Projected Income:	336,314.58	43,085.79	309,536.71	800.00	854,170.13	1,315.03	75,814.69
EXPENSE:							
RDA loan payoff Naval Ordnance 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	543.12	776.88	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	100,572.90	26,082.10	26,655.00	26,655.00	701,655.00	26,655.00
CALCULATED ANNUAL BALANCE	\$512,294.17	\$145,157.68	\$428,612.29	\$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 As of February	Remaining 2010	Budget 2011	Budget 2012
Previous Year Balance*	\$3,223,411.63	\$3,223,411.63	\$3,695,446.07	\$1,210,288.26	-\$63,524.60
INCOME:					
Projected Estimated Tax Revenues: ^{8,9}	1,500,000.00	476,893.97	1,023,106.03	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): ²²			0.00		1,200,000.00
Positron Repayment: ^{12 (\$20,000.00)}			0.00		
Interest earning on trust accounts	9,000.00	95.13	8,904.87	9,000.00	9,000.00
Total Projected Income:	1,705,867.85	476,989.10	1,228,878.75	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 ^{16 & 18}	2,117,700.22	4,954.66	2,112,745.56	1,347,130.36	
Whitman/Yellowstone Hotel: Committed \$613,000 ^{10 and 2009 2010}			0.00		
Clark Street Overpass: Committed \$258,880.93					258,880.93
Admin Transfer to Unrestricted Account: ¹¹			0.00		853,370.13
General Fund - loan for Triangle development City of Pocatello, triangle land reimbursement Arbitrage			0.00		206,000.00
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	4,954.66	3,714,036.56	2,782,812.86	1,318,171.06
CALCULATED ANNUAL BALANCE	\$1,180,534.26	\$3,695,446.07	\$1,210,288.26	-\$63,524.60	-\$172,685.66
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		\$2,094,717.39	-\$390,440.42	-\$63,524.60	-\$172,685.66

** TIF District slated to close in 2012

**POCATELLO DEVELOPMENT AUTHORITY
NORTH YELLOWSTONE FUND CASH FLOW PROJECTIONS
2010 THROUGH 2028**

YEARS ENDED	Budget 2010	YTD 2010 As of February	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014 - 2028	
Previous Year Balance:	\$1,546,739.44	\$1,546,739.44	\$1,857,132.04	\$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	546,051.46	0.00	1,114,527.36	1,114,527.36	1,114,527.36	16,717,910.40	
Interest on trust accounts	144.00	66.14	77.86	5,000.00	5,000.00	5,000.00	300,000.00	
Loan from General Fund								
Total Projected Income:	1,114,671.36	546,117.60	77.86	1,119,527.36	1,119,527.36	1,119,527.36	17,017,910.40	
EXPENSE:								
Current Year Debt Service:	681,450.00	229,225.00	458,225.00	679,525.00	680,050.00	680,750.00	10,194,100.00	
Rail 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		2,500.00	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	366,044.88	285,514.38
Total Projected Expense:	1,094,239.34	225,725.00	743,739.38	805,799.96	807,324.96	808,024.96	10,639,044.88	732,089.76
CALCULATED ANNUAL BALANCE	\$1,567,171.46	\$1,567,132.04	\$1,123,470.52	\$1,880,898.86	\$2,193,101.26	\$2,504,603.66	\$8,883,469.18	
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	678,600.00	677,440.00	677,440.00	0.00	
Amount available		503,782.04	-140,574.48	522,398.86	893,761.26	1,145,263.66	8,883,469.18	

Note: \$681,458.36 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 \$145,885.00, Dated 12/31/2007

POCATELLO DEVELOPMENT AUTHORITY
NORTH PORTNEUF DISTRICT CASH FLOW PROJECTIONS - Tentative
2010 THROUGH 2023

YEARS ENDED	Budget 2010	YTD 2010 As of February	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014 - 2023
Previous Year Balance:							
INCOME:	\$41,127.85	\$41,127.85	\$42,397.31	\$799.87	\$799.87	\$799.87	\$0.00
Property taxes	400.00	1,269.46	-869.46	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	1,269.46	-869.46	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				
Employment reimbursement			0.00				15,000,000.00
Other payments:			0.00				9,269,326.00
City infrastructure			0.00				
PDA admin			0.00				2,000,000.00
Taxing Entity operational costs			0.00				741,546.00
Total Projected Expense:	0.00	0.00	0.00	1,492,442.00	2,895,337.00	2,808,447.00	38,262,674.00
CALCULATED ANNUAL BALANCE	\$41,527.85	\$42,397.31	\$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 February	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014 - 2028
Previous Year Balance:	\$5,898.54	\$5,898.54	\$16,485.71	\$6,535.78	\$7,173.02	\$7,800.26	\$8,427.50
INCOME:							
Property taxes	75,637.24	10,587.17	65,050.07	75,637.24	75,627.24	76,627.24	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	10,587.17	65,050.07	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	\$16,485.71	\$6,535.78	\$7,173.02	\$7,800.26	\$8,427.50	\$317,208.86

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

YEARS ENDED	Budget 2010	Actual 2010 As of February	Remaining 2010	
Previous Year Balance:			\$0.00	
INCOME:	\$162,799.76	\$162,799.76		
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	0.00	146,481.64
Refund to:				
City of Pocatello	71,366.83	71,366.83	0.00	
School District 25	31,079.92	31,079.92	0.00	
Bannock County	37,511.50	37,511.50	0.00	
County Road	4,658.91	4,658.91	0.00	
County Ambulance	1,864.48	1,864.48	0.00	
Total Projected Expense:	162,799.76	162,799.76	0.00	
CALCULATED ANNUAL BALANCE	\$0.00	\$0.00	\$0.00	

**FARMERS INSURANCE
PAYMENT REQUEST #2**



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



March 1, 2010

Pocatello Development Authority
City of Pocatello
911 North 7th Avenue
Pocatello, ID 83201

RE: The Farmers Insurance Approach Improvements, Invoice for Payment No. 2

PDA Members:

On Payment No. 1, work quantities were estimated at 90% complete because the weather prohibited proper measurement of new concrete placed in the sidewalk and approach areas. Final quantities were measured by Engineering Staff and the Contractor in late February and it was determined that Mickelson Construction needed to adjust quantities to reflect those final measurements. Also some additional curbing was added to match the grade of the existing Farmers landscaping to the grade of the new sidewalk. The cost of this additional curbing is shown on Change Order 2.

Work and punch-list items are complete on the Farmers Insurance Approach Improvements project. The completed work, quantity adjustments, and withheld retention are reflected in the attached Invoices and attached Application and Certification for Payment No. 2. Therefore I recommend final payment of \$616.00. To my knowledge, the construction work described in this application has been completed to City Standards.

Sincerely,

Jesse Schuerman
Engineer II
Engineering Department
City of Pocatello

Application and Certification for Payment # 2

Project Name:
Project Number:

Downtown Sanitary Sewer Rehabilitation Stages II and III, Re-bid
WPC044 03/01/2010

ITEM DESCRIPTION	EST. QTY	M. QTY last estimate	UNIT	UNIT PRICE	QTY COMPLETE THIS ESTIMATE	COST FOR THIS ESTIMATE
Concrete Curb and Gutter	370	333	LF	\$ 40.00	-43	\$(1,720.00)
Concrete Driveway(6" thick)	950	855	SF	\$ 8.00	-70	\$ (560.00)
Concrete Sidewalk(4" thick)	550	495	SF	\$ 8.00	-15	\$ (120.00)
2'x4' Precast ADA Panels	4	4	EA	\$ 200.00	0	\$ -
Storm sewer Grate and Frame	1	1	EA	\$ 400.00	0	\$ -
Adjst Existing Manhole to grade	1	1	LS	\$ 1,000.00	0	\$ -
Traffic Control	1	0.75	LS	\$ 2,000.00	0.25	\$ 500.00
Asphalt Patch	1	0.75	LS	\$ 3,000.00	0.25	\$ 750.00
Conduit(1/2"D) installation	75	75	LF	\$ 6.00		\$ -
Change Order #1	1	1	LS	\$ 800.00		\$ -
Change Order #2	1	0	LS	\$ 200.00	1	\$ 200.00
				\$ 31,320.00		
Retainage				\$ 1,566.00		
Total Estimate #1				\$ 29,754.00		

Sum	\$ (950.00)
Withheld retainage	\$ 1,566.00
Total	\$ 616.00

Note:
The Project and Punchlist items are complete.

APPROVED: [Signature] VDS
FOR PAYMENT

MICKELSEN CONSTRUCTION, INC.
P.O. BOX 429
BLACKFOOT, ID 83221

Invoice: 2430-2

(208) 684-3803

Sold
to

CITY OF POCATELLO
P.O. BOX 4169
POCATELLO, ID 83205

Ship
to

CITY OF POCATELLO
5TH ST. & BARTON RD. CONCRETE
REPAIR
JOB 2430

Account
CITPOC

P.O. Num

Ship Via

Ship Date

Terms
Net 30

Invoice
Date
2/22/10

Page
1

Item

Quantity

Description

Unit
Price

Extended
Price

-43 LF CURB & GUTTER (TYPE UNSPECIFIED)
-70 SF CONCRETE SIDEWALK 6" THICK
(APPROACHES)
-15 SF CONCRETE SIDEWALK 4" THICK
0.25 LS ASPHALT PATCH BACK
20 CHANGE ORDER #2 6"X6" CURB WALL

40.00 -1,720.00*
8.00 -560.00*
8.00 -120.00*
3000.00 750.00*
10.00 200.00*

* means item is non-taxable

Subtotal -1,450.00

Total -\$1,450.00

MICKELSEN CONSTRUCTION, INC.
P.O. BOX 429
BLACKFOOT, ID 83221

Invoice: 2430-3

(208) 684-3803

Sold to

CITY OF POCATELLO
P.O. BOX 4169
POCATELLO, ID 83205

Ship to

CITY OF POCATELLO
5TH ST. & BARTON RD. CONCRETE
REPAIR
JOB 2430

<u>Account</u>	<u>P.O. Num</u>	<u>Ship Via</u>	<u>Ship Date</u>	<u>Terms</u>	<u>Invoice Date</u>	<u>Page</u>
CITPOC				Net 30	2/22/10	1

<u>Item</u>	<u>Quantity</u>	<u>Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
	1	LS BILL UNDERCHARGE ON TRAFFIC CONTROL CONTRACT AMOUNT \$2,000.00 - BILLED AMOUNT \$1,500.00 INVOICE 2430-1A	500.00	500.00*

* means item is non-taxable

Subtotal 500.00

Total \$500.00

**CHEYENNE COORIDOR
PAYMENT REQUEST**

INVOICE

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

(208) 234-6214

TO: POCATELLO DEV AUTHORITY

CITY TREASURER
POCATELLO, ID 83201

INVOICE NO: 22474
DATE: 3/12/10

CUSTOMER NO: 495/2036

TYPE: EG - ENG/CHEYENNE CORRIDOR

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	ENG/CHEYENNE CORRIDOR 20% ENGINEERING TO 12/26	691.16	691.16

*** THE CITY OF POCATELLO THANKS YOU FOR YOUR ***
** PROMPT PAYMENTS !!! **

TOTAL DUE: \$691.16

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 3/12/10 DUE DATE: 3/12/10
CUSTOMER NO: 495/2036

NAME: POCATELLO DEV AUTHORITY
TYPE: EG - ENG/CHEYENNE CORRIDOR

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

INVOICE NO: 22474
TERMS: NET 0 DAYS

AMOUNT: \$691.16

CITY OF POCATELLO

Invoice No. 0601-14

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

INVOICE

Customer

Name POCATELLO DEVELOPMENT AUTHORITY
Address c/o JERRY HIGGINS-CITY OF POCATELLO
City POCATELLO State ID _____ ZIP 83201
Phone _____

Date 03/08/2010
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 12/26/09	\$691.16	\$691.16

Payment Details

- Cash
 Check
 Credit Card

Name _____
CC# _____
Expires _____

SubTotal	\$691.16
Shipping & Handling	\$0.00
Taxes	
TOTAL	\$691.16

Office Use Only

**PRELIMINARY ENGINEERING
CHEYENNE CORRIDOR STUDY**

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

PERIOD ENDING	INVOICE AMOUNT (PAID BY CITY)	FFD AMOUNT DUE (80%)	EDA AMOUNT DUE (20%)
12/26/2009	\$3,455.81	\$2,764.65	\$691.16
TOTAL DUE	\$3,455.81	\$2,764.65	\$691.16

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: Deirdre Castillo

Invoice No.: 164926
Invoice Date: 12/29/2009
Period Ending: 12/26/2009
HDR Project No.: 09400-001-143
Amount Due: \$ 3,455.81

Professional services for period ending 12/26/09 for Cheyenne Overpass Pocatello.
Project No. DHP-1564(001), Key No. 7508, Agreement No. 4014.

LABOR	Hours	Rate	Cost
Mike Funk	1.00	29.14	29.14 -
John Buttenob	-	60.00	-
Aaron Rasmussen	-	36.00	-
Jeff Simmons	-	60.00	-
Carrie Ulrich	-	28.18	-
Kathy Jenkins	-	21.94	-
Shannon McNamara	2.00	39.50	79.00 -
Heather Warren	-	18.40	-
Michael Johnson	1.50	48.25	72.38 -
Scott Wood	-	39.00	-
Nicholas McDowell	-	31.25	-
Megan McKenna	-	25.10	-
Cheryl Murray	-	48.25	-
Marta Miller	-	30.50	-
David Irish	-	53.00	-
TOTAL DIRECT LABOR	4.50		\$ 180.52 -
OVERHEAD @ 1.5476			279.37 -
Subtotal labor			\$ 459.88 -
EXPENSES			
Postage/Shipping			
Travel			
Printing			
Technology Charge	\$ 3.70 /hr		16.65 -
Subtotal expenses			\$ 16.65
Subtotal HDR			\$ 476.53 -
SUBCONTRACTORS			
Harper-Leavitt			2,979.28
Kleinfelder			-
HDR - Boise			-
Subtotal subcontractors			\$ 2,979.28 -

Total Due This Invoice

\$ 3,455.81

Please pay HDR
BY 2/24/10

DATE 2/23/10
070-6001-425
ACCT. # 40-02
PROJ. #/REV. FAG 050
TL INV. AMT. \$ 3,455.81

APPR. BY _____

SEQ. NO.

IDAHO TRANSPORTATION DEPARTMENT
Payment Request for Consultant Services

Payment Request No. 72 Month End 12/26/2009 Progress Final
 Contract No. DHP-1564(001) Contract Modifications _____ FA Non FA
 Work Task Order No. N/A CID 70004
 Project CHEYENNE OVERPASS, POCA TELLO
 Name of Consultant PROJECT SUMMARY (HDR AND SUBCONTRACTORS)
 % Work 97.0% % Time 99.9% % Billed 97.1%
 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	\$ 117,028.26	\$ 74.24
2	ALTERNATIVE DEVELOPMENT	106,227.00	97,775.70	-
3	CONCEPT DRAINAGE	8,085.00	8,991.09	-
4	ROADWAY DESIGN	10,366.00	5,535.72	201.26
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	3,320.03	184.38
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	-	71,749.49	-
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	-
23	Drainage Report	-	10,472.36	-
16	DIRECT EXPENSES	44,318.00	42,385.14	16.65
	SUBCONTRACTORS DIRECT EXPENSES	31,342.44	9,736.60	76.50
	SUBCONTRACTOR LABOR	367,928.70	361,895.26	2,902.78
	Totals	\$ 964,055.14	\$ 882,244.53	\$ 3,455.81
	Fee		53,423.00	
	Totals		\$ 935,667.53	\$ 3,455.81

Approved by Project Manager: _____

Approved by Agreement Administrator: _____

[Handwritten Signature]
[Handwritten Signature]

Date: 1/5/10

Date: 2/24/10

IDAHO TRANSPORTATION DEPARTMENT
Payment Request for Consultant Services

Payment Request No. 72 Month End 12/26/2009 Progress Final
 Contract No. DHP-1564(001) Contract Modifications _____ RA _____ Non RA
 Work Task Order No. N/A CID 70004
 Project CHEYENNE OVERPASS, POCATELLO
 Name of Consultant HARPER-LEAVITT ENGINEERING
 % Work 100% % Time 99.9% % Billed 70.6%
 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
	LABOR	\$ 44,056.55	\$ 31,899.08	\$ 2,902.78
	DIRECT EXPENSES	2,050.00	671.19	76.50
	Totals	\$ 46,116.55	\$ 32,570.27	\$ 2,979.28
	Retention			
	Total Less Retention		\$ 32,570.27	\$ 2,979.28

Approved by Project Manager: _____
 Approved by Agreement Administrator: _____

[Handwritten signatures]

Date: 1/5/10
 Date: 2/24/10

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. 72	Project No. DHP-1584(001)	Date 1/4/10
Agreement Administrator Mr. Gac Turner, P.E.	Key No. 7508	Agreement No. 4014
Consultant HDR Engineering, Inc.	Project Name Cheyenne Overpass	
Report/Billing Period (From and To) October 25, 2009 to December 28, 2009	PSA No. S-1	Invoice No. 164926
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 (1 hr). (2) Minimal work (3.5 hrs) on Preliminary plans and Roadway design.		
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 Project is on hold pending resolution of Portneuf River berm issues. Contract extension will be needed.		
Consultant's Signature 	Printed Name and Title John Buttenob, Project Manager	

Project	Empl Name	Quantity	Trans Date	Acctg Date	Time Sheet ID
000009400001143	Funk,Michael E	0.50	10/27/2009	10/31/2009	0001856372
000009400001143	Funk,Michael E	0.50	11/5/2009	11/7/2009	0001861015
	Funk,Michael E Total	1.00			
000009400001143	McNamara,Shannon M	2.00	11/25/2009	11/28/2009	0001887476
	McNamara,Shannon M Total	2.00			
000009400001143	Johnson,Michael T	1.50	12/4/2009	12/5/2009	0001889448
	Johnson,Michael T Total	1.50			
	Grand Total	4.50			

Harper-Leavitt Engineering, Inc.

P.O. Box 888
Blackfoot, ID 83221

Voice: 208-785-2977
Fax: 208-785-2990
Website: www.hleinc.com
E-Mail: hle-bllf@hleinc.com

FILED DEC 08 2009

INVOICE

Invoice Number: 11697
Invoice Date: Nov 19, 2009
Page: 1

HDR, INC.
NOV 23 2009
RECEIVED

Customer ID: HDR-B

HDR Engineering, Inc.
412 E. Parkcenter Blvd.
Suite 100
Boise, ID 83706-6659

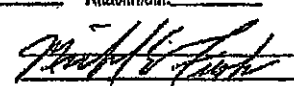
12/16/09	Job # 2007237	Net 30 Days
----------	---------------	-------------

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	Cheyenne Corridor - Conceptual Design, Phase 1, Task 2 Project # DHP-1584 (001) Key # 7608		
	Services June 21, 2009 through September 30, 2009		
8.50	Jamie D. Hansen - Surveyor	15.60	101.40
8.50	Clint Jolley - Surveyor	15.60	101.40
22.50	David D. Romrell - Professional Land Surveyor	24.65	554.63
19.00	Scott A. Jensen - Draftsman/Surveyor	18.72	355.68
	General Overhead (182.84% of 1,113.11)		1,476.68
	Fixed Fee (12% of 2,591.77)		311.01
160.00	Mileage	0.51	78.50

A finance charge of 1.5% per month (A.P.R. 18%) will be charged on invoices outstanding 30 days from billing date. In event of default of payment, buyer agrees to pay collection costs, lien fees and reasonable attorney fees. Lien may be filed 70 days from invoice date if unpaid.

Subtotal	2,979.28
Sales Tax	
Total Invoice Amount	2,979.28
Payment/Credit Applied	

Balance on your account including this invoice: \$ 23,864.48

Amount	Dept #	GL Account	Project ID	Activity
\$ 2,979.28	00143	50900	0000 9400-003-143	01
			0000	0
			0000	0
2,979.28	TOTALS	Hold: <u>5</u>	Attachment: _____	
APPROVALS:				
Project Manager				
Department Mgr/Acct				

Professional Agreement Invoice and Progress Report

Idaho Transportation Department

This page must be filled out by the Agreement Administrator.

Key Number	Program (Work Authority)	Progress Report Number	Agreement Number
Report Reviewed By			Review Date
The Following was Initiated			

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	Time Passed	Percent of Agreement Time Elapsed %	Percent of Work Completed %
Original Agreement Amount \$	Supplemental(s) \$	Current Agreement Amount \$	Payments (including this Payment) \$
Percent of Agreement Dollars Paid %			
<input type="checkbox"/> Yes <input type="checkbox"/> No Certification of Payment Submitted	Certification Date	Fixed Fee \$	This Invoice \$
		To Date \$	Negotiated \$
If There is a Significant Variance Between the Percentages, Please Explain			
Consultant Invoice Number		This Payment Amount \$	

- 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	Date	Second (Independent) Reviewer's Signature
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HARPER - LEAVITT ENGINEERING, INC.

CIVIL & TRANSPORTATION ENGINEERING, MATERIALS TESTING & LAND SURVEYING

SUMMARY SHEET

Cheyenne Corridor-DHP-1664(001) Key # 7508

thru September 30, 2009

Inv. # 11687

file# 07237.

Per Diem

MILEAGE

Hansen/Jolley	08.28.09	50
Hansen/Jolley	08.02.09	50
Romrell, David	07.17.09	50

Total

150



Employee Work's Labor Distribution
 Employee ID: 15353 Type: E

Name: Funk, Michael E
 Time Sheet ID: 0001856372
 Period End Date: 10/31/2008
 Time Sheet Status: APR
 Employee's Dept: 00143

Dept	Project	Activity	Resource	Bill Type	Sun 10/25	Mon 10/26	Tue 10/27	Wed 10/28	Thu 10/29	Fri 10/30	Sat 10/31	Week Total
00143	00000000118691 SLC RDA-Downtown Streetcar	001 Project Management	ACT03 Accountant	RBILL		1.00	0.50		1.00	0.50		3.00
00143	00000000118735 West Davis Corridor EIS	001 Project Management	ACT03 Accountant	RBILL		1.00						1.00
00143	00000000119959 Dble Dr Interchange Phase 1	001 Project Management	ACT03 Accountant	RBILL			0.50	0.50		2.00		3.00
00143	00000000121380 URS-Southern Pkwy Phase 4 & 5	001 Project Management	ACT03 Accountant	RBILL		0.50	0.50		0.50			1.50
00143	00000000123655 Bio-West UDOT GIS Training	001 GIS Training Services	ACT03 Accountant	RBILL						0.50		0.50
00143	000009400001443 Cheyenne Overpass-Pocatello	001 ADMINISTRATION	PJM16 Project Manager General	RBILL			0.50					0.50
					5.00	8.50	8.50	8.00	8.00			41.00

Created By: (15353) Funk, Michael E

Submitted by: (15353) Funk, Michael E

Approved by: (11293) Jensen, Brent W



Name: Graham, Shannon M
 Time Sheet ID: 0001887476
 Period End Date: 11/28/2009
 Time Sheet Status: APR
 Employee's Dept: 00103

Employee Week's Labor Distribution
 Employee ID: 10625 Type: E

Dept	Project	Activity	Resource	Bill Type	Sun 11/22	Mon 11/23	Tue 11/24	Wed 11/25	Thu 11/26	Fri 11/27	Sat 11/28	Week Total
00143	000006400001143 Choyenne Overpass-Pocatello	004 ROADWAY DESIGN	PJM15 Project Manager General	RSLL				2.00				2.00
00184	0000000000081007 UDOT ROW Svcs SR92 SR77 & EWD	001 SR-77	PMG10 ROW Specialist	RSLL			2.00	5.00				7.00
00184	0000000000081007 UDOT ROW Svcs SR92 SR77 & EWC	004 Vineyard	PMG10 ROW Specialist	RSLL			3.00	1.00				4.00
00184	0000000000081007 UDOT ROW Svcs SR92 SR77 & EWC	005 1-15 Interchange	PMG10 ROW Specialist	RSLL		4.00						4.00
00184	000000000117211 HDR143/RR/Geneva Rd	001 Geneva Road	PMG10 ROW Specialist	RSLL		5.00	2.00					7.00
00103	Holiday Holiday								8.00	8.00		16.00
					9.00	7.00	8.00	8.00	8.00			40.00

Created By: (10625) Graham, Shannon M

Submitted by: (10625) Graham, Shannon M

Approved by: (12882) Paris, Brian D

COSTCO LETTER



WRITER'S DIRECT LINE: 425.313.6549
WRITER'S FAX NO.: 425.313.8114
WRITER'S EMAIL: BCOFFEY@COSTCO.COM

March 9, 2010

VIA OVERNIGHT DELIVER

Pocatello Development Authority
Pocatello City Hall
911 N 7th Avenue
Pocatello, ID 83201
Attn: Robert Chambers

Re: **Economic Development Grant Agreement; Qualified Invoices**

Dear Mr. Chambers:

Reference is made to that certain Economic Development Grant Agreement between Costco Wholesale Corporation ("Costco") and the Pocatello Development Authority ("PDA") dated as of April 18, 2008 (the "**Development Agreement**"). Undefined terms used herein shall have the meanings ascribed to them in the Development Agreement.

This letter, and the included attachments (Mulvanny G2 letter dated May 6, 2009, and General Contractor's Application and Certification for Payment dated April 24, 2009), constitute the "Qualified Invoices" described in Section 2.2 of the Development Agreement, indicating that Costco has paid **US\$1,429,300** (in the aggregate) for the following components of work:

- \$50,300 Erosion Control
- \$995,600 Site Clearing, Mass Earthwork, and Grading
- \$267,500 Site Drainage
- \$115,900 Sanitary Sewer System

Pursuant to the Development Agreement, PDA agreed to pay to Costco the sum of **US\$854,104.69** (the "**Reimbursement Amount**") as funds are generated and become available to PDA through the distribution of North Yellowstone Renewal Area tax increment funds. Based upon projected revenue to the PDA, it was estimated that the Reimbursement Amount would be paid to Costco in seven annual installments of **US\$122,014.96** each, commencing in the year 2010. We would prefer to receive the annual installments by check made payable to "Costco Wholesale Corporation" and delivered to the following address:

Costco Wholesale
999 Lake Drive
Issaquah, WA
Attn: Legal/Property Management Dept.

Pocatello Development Authority
March 9, 2010
Page 2

Please advise the undersigned as to (a) when Costco can expect to receive its first installment of the Reimbursement Amount; and (b) whether PDA requires any additional information in order to commence the reimbursement authorized by the Development Agreement.

Please do not hesitate to call me if you have any questions regarding the foregoing.

Sincerely,

COSTCO WHOLESALE



Bruce A. Coffey
Corporate Counsel

Enc.

MULVANNY G2

ARCHITECTURE
DESIGN AT WORK

May 6, 2009

Re: **Costco Wholesale**
305 West Quinn Road
Pocatello, ID 83202

Subject: **Qualified Invoice Cost Breakdowns**

Below are cost breakdowns for the work associated with Earthwork, Site Drainage, and Sanitary Sewer System improvements. This work has been completed and the General Contractor has been paid in full (see the attached completed Final Pay Application dated 4.24.09).

Earthwork

Survey	\$74,800
Establish Lines and Grades	\$4,539
Erosion Control	\$50,300
Demo	\$4,800
Site Earthwork and Grading	\$995,600
Overex and Structural Fill	\$1,254,928
Cap Break	\$218,800
Geopiers	\$177,815
Mobilization	\$15,000
Traffic Control	\$20,500
Site Access Maintenance	\$14,500
Total	\$2,831,582

Site Drainage

8" Storm HDPE	\$21,071
12" Storm HDPE	\$42,089
15" Storm HDPE	\$20,653
18" Storm HDPE	\$10,800
24" Storm HDPE	\$90,317
SDMH Type 1	\$15,144
SDMH Type 2	\$2,052
SDMH Type 3	\$4,138
Catch Basin	\$48,756
Cleanouts	\$12,480
Total	\$267,500

425.463.2000
425.463.2002

1110 112TH AVENUE NE | SUITE 500 | BELLEVUE, WA | 98004
MULVANNYG2.COM

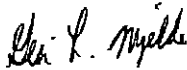
Costco Wholesale
May 6, 2009
Page 2 of 2

Sanitary Sewer System

8" Sewer PVC	\$49,118
Sewer Manhole	\$22,120
Grease/Sand/Oil Traps	\$38,000
Cleanouts	\$1,962
Testing	\$1,200
Flush & Camera	\$3,500
Total	\$115,900

Should you require any additional information regarding this matter, please contact me at 425.463.1656.
Thank you.

Sincerely,



Geir L. Mjelde
Associate

GLM/glm

c: Costco Wholesale: Peter Kahn
MG2: File

c:\documents and settings\glm\desktop\qualified invoice cost breakdowns.doc

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER: Costco Wholesale
999 Lake Drive
Issaquah, WA 98027

PROJECT: Costco Wholesale Facility
(On-Site)
305 West Quinn Road
Pocatello, ID 83202

APPLICATION NO: 008

Distribution to:

OWNER
 ARCHITECT
 CONTRACTOR

RECEIVED

APR 23 2009

FROM CONTRACTOR: Ferguson Const.
7433 5th Avenue South
Seattle, WA 98108

VIA ARCHITECT: MulvannyG2 Architecture
1110 - 112th Avenue N.E.,
Suite 500
Bellevue, WA 98004
MG2 #07-0030-01

PERIOD TO: 4/30/09

PROJECT NOS: 083601

MulvannyG2 Architecture
Bellevue, WA

CONTRACT FOR: On-Site Work

CONTRACT DATE: 4/22/08

CONTRACTOR'S APPLICATION FOR PAYMENT

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

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

1 ORIGINAL CONTRACT SUM	\$	6,271,190.00
2 Net change by Change Orders	\$	134,386.00
3 CONTRACT SUM TO DATE (Line 1 + 2)	\$	6,405,576.00
4 TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	6,405,576.00
5 RETAINAGE: (10% on first half / 0% thereafter)		
a 0 % of Completed Work (Column D + E on G703)	\$	0.00
b % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6 TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	6,405,576.00
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	6,320,904.00
8 CURRENT PAYMENT DUE	\$	84,672.00
9 BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.00

CONTRACTOR: FERGUSON CONSTRUCTION, INC.

By: Gary Bonner Date: 04/21/09
Gary Bonner, Vice President/CFO
State of: Washington
Subscribed and sworn to before me this 21st day of April, 2009.
Notary Public:
My Commission expires: 20 August 2009



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 84,672.00

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

ARCHITECT: Mulvanny G2 Architecture

By: Ben J. Myrland Date: 4/24/09

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

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner - Nos. 1 and 2	\$189,090.00	\$0.00
Total approved this Month - No. 3	\$0.00	\$54,704.00
TOTALS	\$189,090.00	\$54,704.00
NET CHANGES by Change Order	\$134,386.00	

5/11/09

CONTINUATION SHEET

AIA DOCUMENT G703

Page 1 of 1 Pages

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 008

APPLICATION DATE: 05/01/09

PERIOD TO: 04/30/09

ARCHITECT'S PROJECT NO: MG2 #07-0030-01
COSTCO POCATELLO - ON SITE

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D - E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)		
5.0	Earthwork	2,831,582	2,831,582			2,831,582	100%		
10.0	Paving and Surfacing	769,200	769,200			769,200	100%		
15.0	Concrete Curbs/Sidewalks	598,900	598,900			598,900	100%		
20.0	Pavement Markings	21,821	21,821			21,821	100%		
25.0	Site Drainage	267,500	267,500			267,500	100%		
30.0	Fire Protection Water Supply, Fire Hydrants	149,000	149,000			149,000	100%		
35.0	Sanitary Sewer System	115,900	115,900			115,900	100%		
40.0	Chain Link Fence and Gates	31,587	31,587			31,587	100%		
45.0	Exterior bollards/Cart storage install	18,174	18,174			18,174	100%		
50.0	Landscape Plantings	357,811	357,811			357,811	100%		
55.0	Site Lighting	185,569	185,569			185,569	100%		
60.0	General Conditions	290,970	290,970			290,970	100%		
65.0	Contractors Overhead & Profit	279,257	279,257			279,257	100%		
70.0	Builders Risk	11,919	11,919			11,919	100%		
75.0	Construction Contingency/Building Dept. Corrections Allowance	100,000		100,000		100,000	100%		
80.0	Allowances for boulder removal during earthwork operation	242,000	212,624	29,376		242,000	100%		
85.0	C.O. #1	69,978	69,978			69,978	100%		
90.0	C.O. #2	119,112	119,112			119,112	100%		
95.0	C.O. #3	(54,704)		(54,704)		(54,704)	100%		
GRAND TOTALS		6,405,576	6,330,904	74,672	0	6,405,576	100%	0	0

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ISORAY RESPONSE

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

March 13, 2010

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

Re: Economic Development Agreement

Dear Mr. Babcock:

I am writing at the request of the Pocatello Development Authority (PDA). This letter is in response to your letter dated January 22, 2010, and addresses your claim that the PDA has not performed according to its obligation.

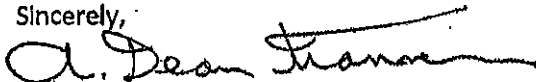
The Economic Development Agreement signed by IsoRay on December 14, 2005, clearly articulates PDA's performance obligation. It is that of providing a check in the amount \$200,000.00 dollars no later than December 15, 2005 to IsoRay Medical. This performance obligation was met. All other obligations of the agreement belong to IsoRay.

Accordingly, issues of concern raised in your letter including; evidence that the shuttle required for IsoRay's need has been certified and, evidence that the facility is not subject to U. S. Navy periodic interruptions, are matters for IsoRay Medical to negotiate and resolve with the Idaho National Laboratory (INL), owner of the reactor facility. PDA does not nor can we represent the interests of the INL in these matters. For this reason it was never intended and it certainly was never included in the Agreement that PDA would be responsible for such performance items.

Incidentally, we have had conversations with INL representatives who have assured us of the availability of the reactor facility to IsoRay and of their willingness to negotiate these items.

Public funds have been used in the execution of this Agreement. The PDA's interest and my responsibility are to ensure propriety and accountability in the use of these dollars. We therefore restate our interest in either having these funds repaid, or in having IsoRay perform as to the Agreement signed.

Sincerely,



A. Dean Tranmer
City Attorney and Attorney for the PDA

cc: PDA Board of Directors