

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
April 21, 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 March 17, 2010 – Motion to approve and/or amend

Financial Report: March Income and Expenses

General Discussion:

Tetridyn Loan Payment Plan

Parking Lot Construction Assistance - South 1st and Halliday

Discussion of Acceloris

~~Farmers Insurance Payment Request #2 – Final Payment~~

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."

**MARCH 2010
FINANCIAL REPORT**

POCATELLO DEVELOPMENT AUTHORITY
STATEMENT OF CASH AS OF MARCH 31, 2010

Cash in Checking	\$324,303.38
Cash in Savings (Wells Fargo Money Market Account)	132,892.48
Cash in held by third parties (Wells Fargo Corporate Trust)	<u>4,398,546.94</u>
Total cash	4,855,742.80
Cash restricted by bond covenants	<u>-2,963,752.50</u>
Total cash available	<u>\$1,891,990.30</u>

STATEMENT OF CHANGES IN CASH AND CASH EQUIVILENTS
FOR THE MONTH ENDED MARCH 31, 2010

Receipts for the Month

CC	Property taxes received - Central Corridor	\$17,988.16
NY	Property taxes received - North Yellowstone	\$361.25
NO	Property taxes received - Naval Ordinance	\$5,989.13
GF	Interest earnings on savings - Wells Fargo Managed Cash	1.02
NY	Well Fargo Corporate Trust \$285,514.38	
	Interest earning on Trust Accounts - Wells Fargo Trusts	<u>15.93</u>
	Total receipts	<u>24,355.49</u>

Expenditures for the Month

#3079	3/17/2010 NY/CC	Wells Fargo Corporate Trust \$476,893.97	
		Wells Fargo Corporate Trust \$546,051.46	
	3/1/2010 CC	Wells Corp. Trust bond payment	905,362.50
# 3080	3/17/2010 GF	Jimmy Johns	115.00
		February lucheon costs	
		Total expenditures	<u>905,477.50</u>
		Net change in cash	<u>-\$881,122.01</u>

Cash balances as of March 31, 2010	\$4,855,742.80
Cash balances as of February 28, 2010	<u>\$5,736,864.81</u>
Net change in cash	<u>-\$881,122.01</u>

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 MARCH 31, 2010

	Balance 28-Feb-10	Balance 31-Mar-10	Change in Balance
Total Cash:			
General Fund			
Cash in checking	\$12,266.22	\$297,665.60	\$285,399.38
Money Market Account	132,891.46	132,892.48	\$1.02
Total General Fund Cash	<u>145,157.68</u>	<u>430,558.08</u>	<u>\$285,400.40</u>
Central Corridor District			
Cash in checking	453,893.29	-5,012.52	-\$458,905.81
Bond Trust Fund (Wells Fargo)	905,362.50	0.21	-\$905,362.29
Revenue Allocation Trust Fund (Wells)	1,656,416.80	2,133,335.57	\$476,918.77
Total Central Corridor District Cash	<u>3,015,672.59</u>	<u>2,128,323.26</u>	<u>-\$887,349.33</u>
North Yellowstone District			
Cash in checking	512,468.36	-33,221.85	-\$545,690.21
Bond Trust Fund (Wells Fargo)	128,438.31	128,439.30	\$0.99
Revenue Allocation Trust Fund (Wells)	544,325.37	804,866.63	\$260,541.26
Total Yellowstone District Cash	<u>1,185,232.04</u>	<u>900,084.08</u>	<u>-\$285,147.96</u>
Central Corridor District Debt Service	650,019.48	650,000.00	-\$19.48
North Yellowstone District Debt Service	681,900.00	681,905.23	\$5.23
East Center District	0.00	0.00	\$0.00
North Portneuf	42,397.31	48,386.44	\$5,989.13
Naval Ordinance Plant - Cash in checking	16,485.71	16,485.71	0.00
Total cash	<u>\$5,736,864.81</u>	<u>\$4,855,742.80</u>	<u>-\$881,122.01</u>
Cash Restricted By Bond Covenants:			
Central Corridor Cash			
Next bond payment	950,725.00	956,865.00	6,140.00
North Yellowstone Cash			
Next bond payment	674,987.50	674,987.50	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>2,957,612.50</u>	<u>2,963,752.50</u>	<u>6,140.00</u>
Total unrestricted cash	<u>2,779,252.31</u>	<u>1,891,990.30</u>	<u>-887,262.01</u>
Cash Available			
General Fund	145,157.68	430,558.08	\$285,400.40
Central Corridor District	2,064,947.59	1,171,458.26	-893,489.33
North Yellowstone District	510,244.54	225,096.58	-285,147.96
Central Corridor District Debt Service	19.48	0.00	-19.48
North Yellowstone District Debt Service	0.00	5.23	5.23
East Center District	0.00	0.00	-6,140.00
North Portneuf District	42,397.31	48,386.44	5,989.13
Naval Ordinance Plant District	16,485.71	16,485.71	0.00
Total available cash	<u>2,779,252.31</u>	<u>1,891,990.30</u>	<u>-893,402.01</u>

Cash movement analysis:

During March, 2010 Pocatello Development Authority received cash of \$24,355.49 and paid out cash payments of \$905,477.50 so that there was a decrease in cash of \$881,122.01.

General Fund revenue received \$1.02 in interest earnings on the Money Market Account and \$285,514.38 principal repayment from the North Yellowstone District. Expenses were luncheon costs of \$115.00, The General Fund cash increased \$285,400.40 in March.

The Central Corridor District received \$5.53 interest revenues on trust funds and property taxes of \$17,988.16. The Corridor District had bond payments in the amount of \$860,000.00 principal and \$45,362.50 interest such that the districts cash balance was reduced by \$887,368.81.

The North Yellowstone District received interest revenues on trust funds of \$10.40 and property taxes of \$361.25. The District spent \$285,514.38 to the General Fund for a loan payoff. The district's cash decreased by \$285,142.73.

The Naval Ordinance Plant District received \$5,989.13 in property taxes and had no expenses.

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. This was paid in March of 2010 leaving a zero balance.

External Debt:

Consolidated Corridor District: Two payment left 2010 (interest only \$23,432.50) and 2011. Principal due \$910,000.00, interest due \$46,865.00, for a total of \$956,865.00.

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 March	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014
Previous Year Balance:	\$202,634.79	\$202,634.79	\$430,558.08	\$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	0.00				
Tetridyn Loan (finished 2010)	50,000.00		50,000.00				75,000.00
Shaver loan		26,719.00	-28,719.00				
Refunds and reimbursements		53.10	-53.10				
Interest Income	800.00	6.59	793.41	800.00	800.00	1,315.03	614.69
Total Projected Income:	336,314.38	328,611.19	24,021.31	800.00	854,170.13	1,315.03	75,614.69
EXPENSE:							
RDA loan payoff Navai 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	658.12	661.88	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	100,687.90	25,967.10	26,655.00	26,655.00	701,655.00	26,655.00
CALCULATED ANNUAL BALANCE	\$512,294.17	\$430,558.08	\$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 March	Remaining 2010	Budget 2011	Budget 2012
Previous Year Balance**:	\$3,223,411.63	\$3,223,411.63	\$2,778,323.26	\$1,180,534.26	-\$93,278.60
INCOME:					
Projected Estimated Tax Revenues: ^{6,9}	1,500,000.00	494,882.13	1,005,117.87	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 (\$400,000.00)}			0.00		
Interest earning on trust accounts	9,000.00	100.66	8,899.34	9,000.00	9,000.00
Total Projected Income:	1,705,867.85	494,982.79	1,210,885.06	1,509,000.00	1,209,000.00
EXPENSE:					
Current Year Debt Service:	928,795.00	905,362.50	23,432.50	933,432.50	
Cheyenne Crossing: Committed \$3 million total: ^{16 & 16}	2,117,700.22	4,954.66	2,112,745.56	1,347,130.36	
Whitman/Yellowstone Hotel: Committed \$613,000 ^{12 org 359 500}			0.00		
Clark Street Overpass: Committed \$258,880.99					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	940,071.16	2,808,674.06	2,782,812.86	1,318,171.06
CALCULATED ANNUAL BALANCE	\$1,180,534.26	\$2,778,323.26	\$1,180,534.26	-\$93,278.60	-\$202,449.66
Debt service restriction (reserve \$650,000.00)		\$650,003.68	\$650,003.68		0.00
Current debt payment allocation fund reserve		\$956,865.00	\$956,865.00		
Available cash		\$1,171,454.58	-\$428,334.42	-\$93,278.60	-\$202,449.66

** 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 March	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014 - 2023
Previous Year Balance:	\$1,546,739.44	\$1,546,739.44	\$1,581,989.31	\$1,567,171.46	\$1,880,898.86	\$2,193,101.26	\$2,504,603.66
INCOME:							
Property taxes (orig \$761,120.03)	1,114,527.36	546,412.71	0.00	1,114,527.36	1,114,527.36	1,114,527.36	16,717,910.40
Interest on trust accounts	144.00	76.54	67.46	5,000.00	5,000.00	5,000.00	300,000.00
Loan from General Fund							
Total Projected Income:	1,114,671.36	546,489.25	67.46	1,119,527.36	1,119,527.36	1,119,527.36	17,017,910.40
EXPENSE:							
Current Year Debt Service:	681,450.00	223,225.00	458,225.00	678,525.00	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				330,000.00
Loan payment to PDA General Fund (orig 100,000)	285,514.38	285,514.38	0.00				285,514.38
Costco employment payment (\$854,105.00) 1	122,014.96		0.00	122,014.96	122,014.96	122,014.96	366,044.88
Total Projected Expense:	1,094,239.34	511,239.38	458,225.00	805,799.96	807,324.96	808,024.96	10,639,044.88
CALCULATED ANNUAL BALANCE	\$1,567,171.46	\$1,581,989.31	\$1,123,831.77	\$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	675,600.00	677,440.00	677,440.00	0.00
Amount available		218,639.31	-140,613.23	522,398.86	833,761.26	1,145,263.66	8,883,469.18

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 March	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014 - 2028
Previous Year Balance:	\$41,127.85	\$41,127.85	\$42,397.31	\$799.87	\$799.87	\$799.87	\$0.00
INCOME:							
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				15,000,000.00
Employment reimbursement			0.00				9,269,326.00
Other payments:							
City infrastructure			0.00				2,000,000.00
PDA admin			0.00				741,546.00
Taxing Entity operational costs			0.00				8,527,779.00
Total Projected Expense:	0.00	0.00	0.00	1,492,442.00	2,895,337.00	2,808,447.00	38,262,874.00
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 March	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	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	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 March	Remaining 2010	
Previous Year Balance:	\$162,799.76	\$162,799.76	\$0.00	
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	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	

TETRIDYN
LOAN PAYMENT PLAN

PDA Stock Sale Program

We've been working on an idea that we think will be mutually beneficial to both parties (PDA and TetriDyn Solutions), but we wanted to introduce it to you before we invest further time into developing such a program.

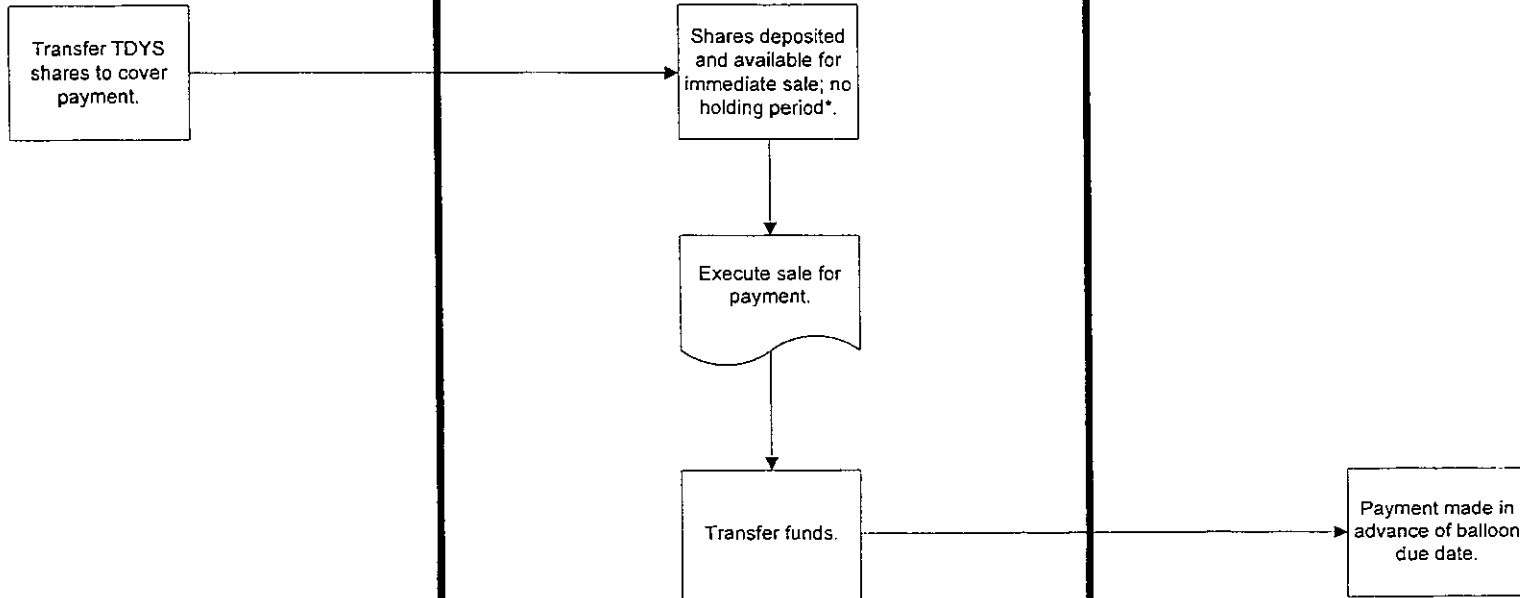
Here is the idea put in a conceptual framework:

- We would start making our loan payments immediately with company common stock.
- A contract or trust would be established to receive the TetriDyn stock.
- Immediately upon receipt of the stock certificate, the trustee would begin executing the sale of the stock to be used for payment of the TetriDyn debt.
- Proceeds from the stock sale will be provided by the trust to the PDA for reducing the TetriDyn loan balance.
- Attached you will find a high-level diagram of how we see this working.
- We included the trust in the middle to simply make the selling of the stock easier and more transparent to the lender.
- Further, if for some unknown reason the stock sale fails to sell, TetriDyn maintains its responsibility to pay the outstanding balance.

retriDyn Solutions, Inc.
OTCBB: TDYS

PDA Trust
Account

PDA



* No holding period if loan
is over six months old



Company Update
for
Pocatello Development Authority

April 21, 2010

Contact Information:

Contact: Dave Hempstead
Title: President & CEO
Address: 1651 Alvin Ricken Drive
Pocatello, ID 83201
Telephone: 208-232-4245 (Office)
208-705-8064 (Cell)

Trade Symbol: **TDYS**



HP BladeSystem and Virtualization Event!

TetriDyn Solutions, Wasatch Software, HP and VMware would like to treat you to lunch, learning and prizes! Join us to learn the following:

- See an HP BladeSystem up close and find out when it might be a fit for your business
- See server consolidation in action using Vcenter and Vsphere
- See desktop virtualization in action using technology from HP and VMware

Please send this page to other IT professionals who may benefit!

Date: Thursday, May 13

Time: 11 AM to 1 PM

Place: Red Lion Hotel Pocatello
1555 Pocatello Creek Road
Pocatello, ID 83201 ([Map It](#))

Menu: Lunch will be served; TBD

Prizes: TBD

RSVP Form

*required field

* First Name:

* Last Name:

* Organization:

* Job Title:

* E-mail:

* Phone #:

Questions, Concerns, Special Needs:

Healthcare is our **Specialty** Technology is our **Business**

Charge **Catcher**

Increased Daily Revenue

Through active monitoring, Charge Catcher identifies potential missing charges.

Staff Feedback System

Charge Catcher provides timely information to staff to decrease errors in the charge capture process.

Custom Rule Creation

Our easy-to-use interface allows you to create rules specific to your organization.

Better Staff Utilization

Charge Catcher frees staff from manual claim scrubbing. Staff handles exceptions, rather than searching for missing charges.

Complex Edits

- Identify duplicate charges
- Identify services provided within 72 hours.



TetriDyn Solutions, Inc.

Hardware & Software

We have negotiated pricing with many vendors to offer savings for your organization. We not only have the expertise to install, configure, and train your staff on the usage of technology, but we can also save you money on the purchase of hardware and software.

- Lenovo
- Cisco
- Juniper
- Microsoft
- Kaspersky
- IBM
- Dell
- HP
- Symantec
- Verizon
- **And more..**

IT Services

We have expertise in healthcare. We support everything from hospitals to single provider offices. Not only do we support healthcare, but we provide services to any industry. We can provide...

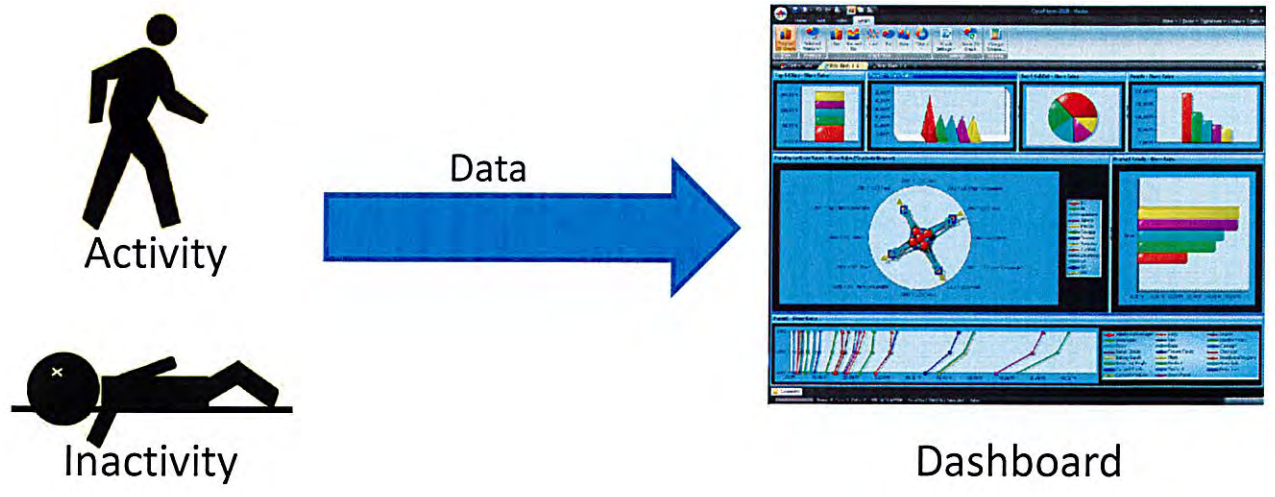
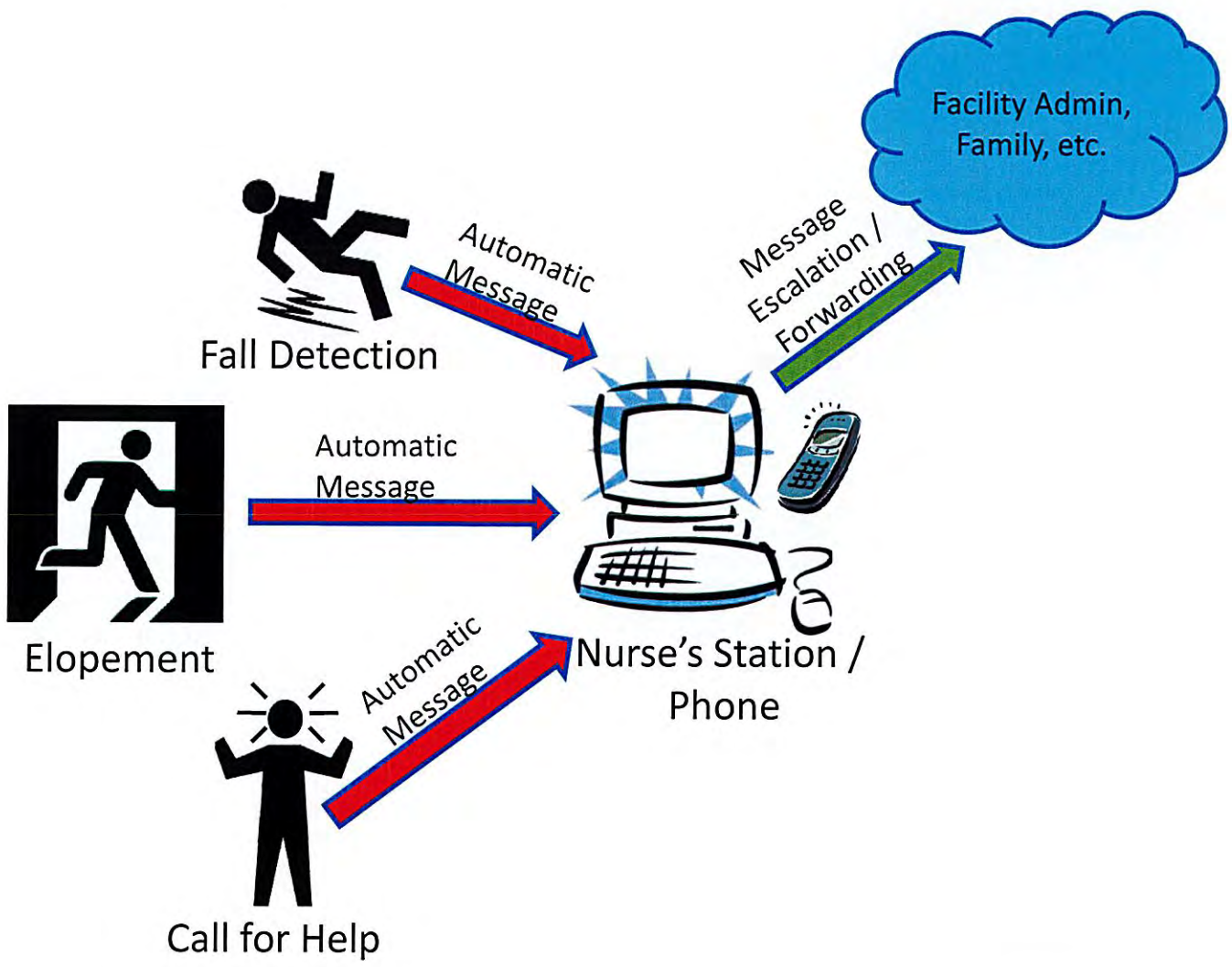
- Network Installation
- Network Configuration
- Server Configuration
- Server Repair
- Revenue Cycle Assessment
- Desktop Repair
- Desktop Configuration
- Business Process Improvement
- Physical Assessment

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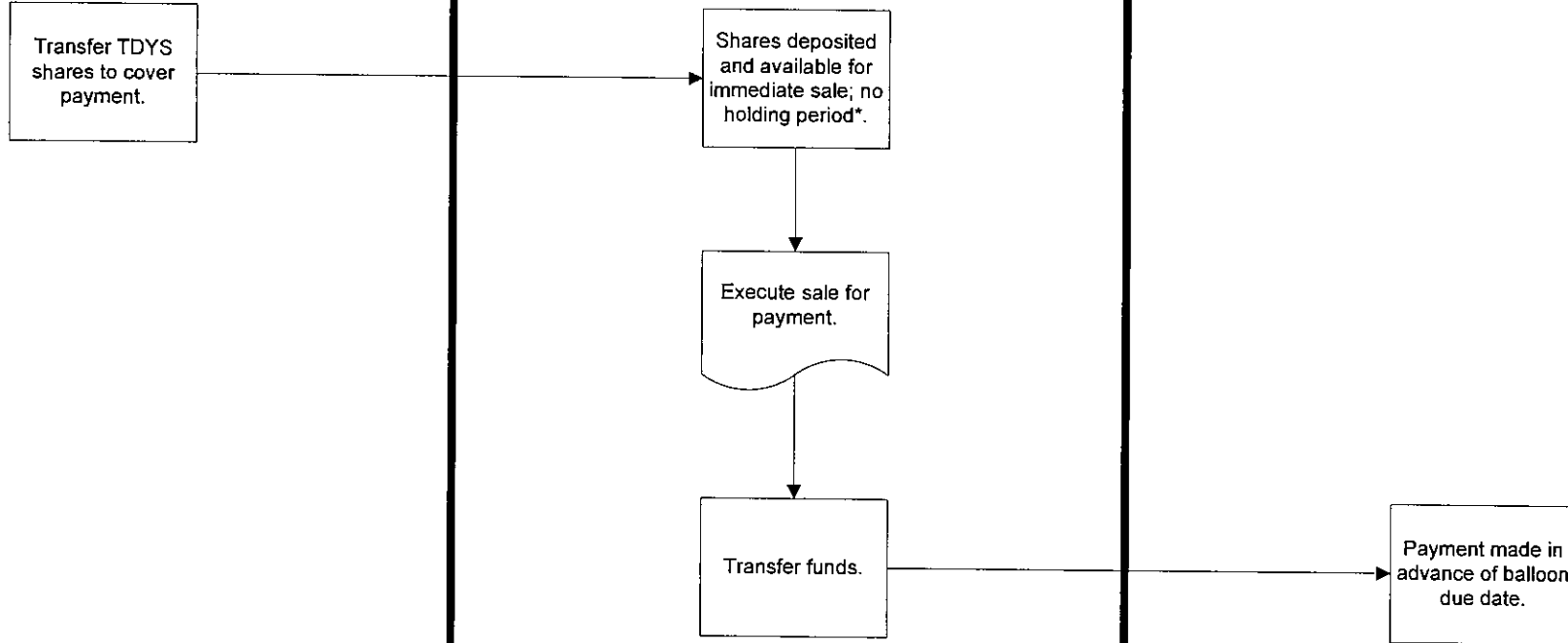


PDA Stock Sale Program

We've been working on an idea that we think will be mutually beneficial to both parties (PDA and TetriDyn Solutions), but we wanted to introduce it to you before we invest further time into developing such a program.

Here is the idea put in a conceptual framework:

- We would start making our loan payments immediately with company common stock.
- A contract or trust would be established to receive the TetriDyn stock.
- Immediately upon receipt of the stock certificate, the trust would begin executing the sale of the stock to be used for payment of the TetriDyn debt.
- Proceeds will be net of fees. Enough stock will be allocated in the payment to cover transaction fees.
- Proceeds from the stock sale will be provided by the trust to the PDA for reducing the TetriDyn loan balance.
- Attached you will find a high-level diagram of how we see this working.
- We included the trust in the middle to simply make the selling of the stock easier and more transparent to the lender.
- Further, if for some unknown reason the stock sale fails to sell, TetriDyn maintains its responsibility to pay the outstanding balance.



* No holding period if loan is over six months old

PARKING LOT
CONSTRUCTION ASSISTANCE
SOUTH 1ST & HALLIDAY

**POCATELLO DEVELOPMENT AUTHORITY (PDA)
Pre-Application for use of Tax Increment Financing**

Instructions:

1. Please complete each section of this pre-application.
2. The applicant should be the project owner or the duly appointed representative of the project owner.
3. This pre-application must be completed and submitted (PDA, 1651 Alvin Ricken Drive, Pocatello ID, 83201) by the first Monday of the month to be considered for the PDA meeting agenda on the 3rd Wednesday of that month.
4. Each pre-application is screened by staff and must meet a minimum score of 70 points (out of 100) for it to be considered for approval by the PDA Board.
5. PDA approval of this application is authorization to proceed to a full application.
6. A full application will consist of at minimum the following:
 - a. Project purpose statement.
 - i. Description of deteriorated or deteriorating conditions.
 - ii. Description of public benefits.
 - b. Scope of work.
 - i. The kind, number, and location of all proposed public works or improvements.
 - ii. A detailed list of estimated project costs.
 - iii. Construction timetables (including any proposed phasing).
 - iv. A detailed map and legal description of the project area.
 - c. Economic Analysis.
 - i. An economic feasibility study.
 - ii. A fiscal impact statement showing the impact of the project upon all taxing districts.
 - iii. A description of the methods of financing all estimated project costs.
7. Questions may be directed to the Executive Director for the Development Authority, 233-3500.

Application:

Name: City of Pocatello Date: 4/14/10

P O Box 4169
Mailing Address: Pocatello ID 83205

Work Phone: 234-6188 Cell Phone: _____ E-Mail: mgagli@pocatello.us

Project Description: Creation of a public parking lot, including infrastructure and landscaping, in the Warehouse Historic District.

Project Location: South 1st and East Halliday

Is this project currently in an urban renewal area? Yes No

Is this project currently in a revenue allocation area? Yes No

If you answered 'no' to both questions above, please describe the "deteriorated or deteriorating" conditions associated with this location:

Current Assessed Value of Project Location: \$35,000 per appraisal dated 1/15/09

Estimated Construction Value of Project: \$135,333

Number of jobs created by this project: unknown Wage range of jobs: Davis-Bacon construction

Employee Benefits? Yes No If yes, please describe Fringe benefits

or cash equivalent required by Davis-Bacon regulations.

PDA Pre-Application, Page 2

Time frame for job creation: Various jobs during term of contract

Construction start date for Project: 6/1/10 Anticipated completion date: 8/1/10

Briefly describe other public benefit(s) associated with this project: Availability of public parking will be of benefit to all business within the Warehouse District by allowing greater accessibility. Planned improvements will remove a blighting situation and improve the areas aesthetics.
Does this project compete with other, already established businesses? How? NO

Is this project currently subject to a competitive bid process? Please explain: Yes. The project will be competitively bid through newspaper advertisement and mailed invitatins to bid.

Are there other applicants that may be interested in applying for PDA assistance for this same project? Please explain: NO

Relationship of named applicant to the project: Owner

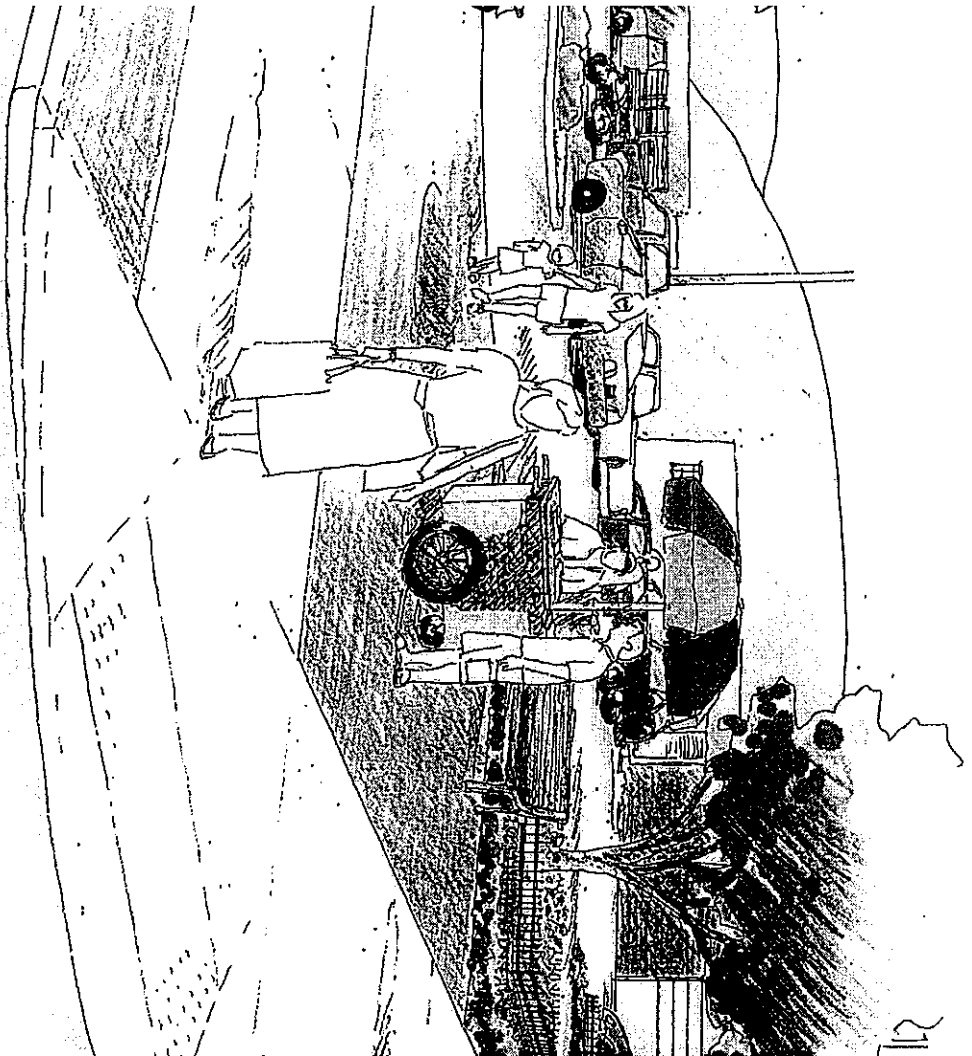
Type of Assistance Requested
(check all that apply):

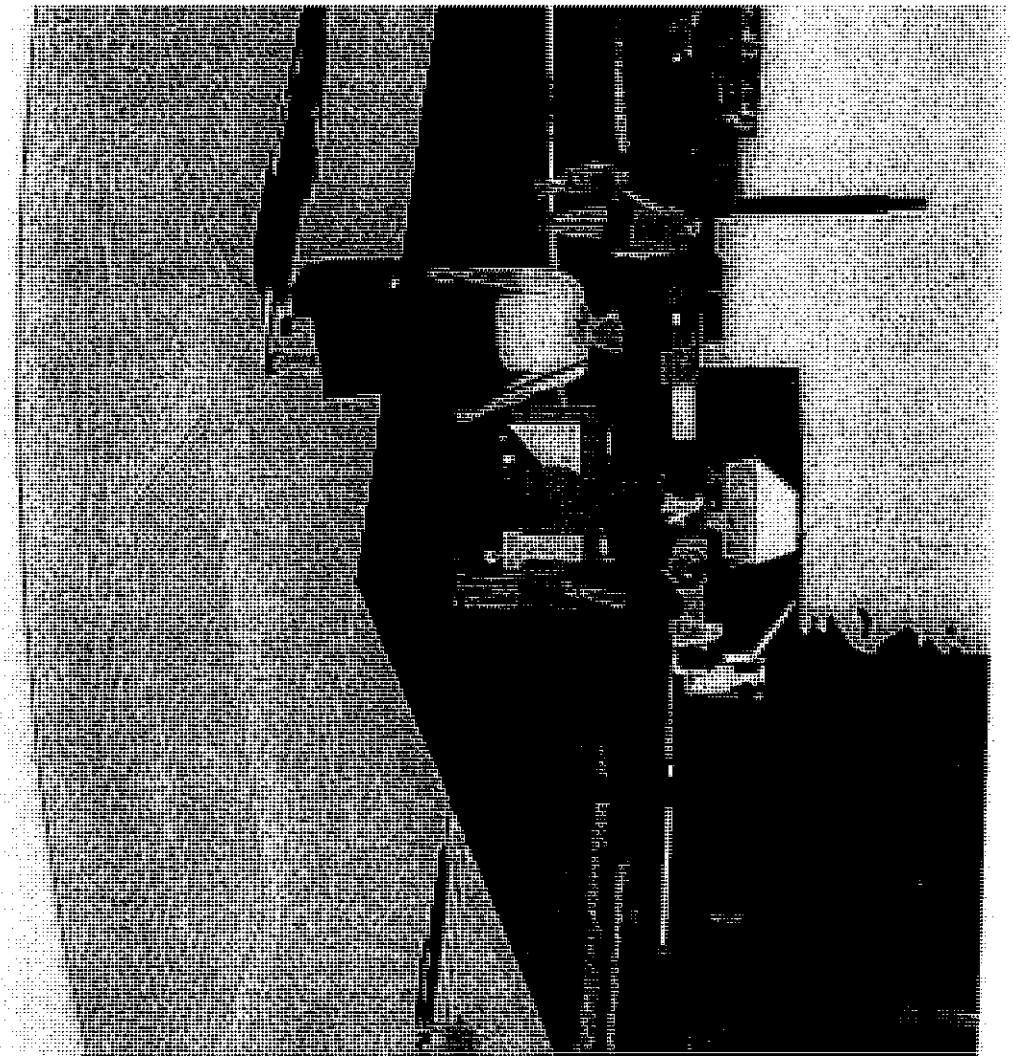
- Public Infrastructure (water, sewer, street, etc.).
- Public Facility (building, park, parking lot, etc.).
- Match for other funding.
- Inspections, tests, surveys, appraisals, etc.
- Property Acquisition.
- Structure Demolition and Clearance.
- Other? Please Specify _____

Amount of Assistance Requested: Up to \$35,000

Form of Assistance Requested: Grant of Funds.
 Loan of Funds.
 Reimbursement for Approved Expenditures.
 Pay-As-You Go.
 Bonding.
 Other? Please Specify _____

Other helpful information? Please list: The planned improvements will help set a standard for further public and private improvements in the Warehouse District. The addition of public parking will help spur private investment in the district and complement the private investment currently underway (Aslett museum).
THANK YOU!





1. Administration building, University of California, Berkeley, California.