

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
July 21, 2010 – 11:00am

City Hall
911 North 7th Avenue

11:00am Council Chambers

Call to order – Vice-Chairwoman Johnson

Acknowledge guests of the Board

Disclosure of conflicts of interest

Agenda – add or delete action or discussion items

Action and Discussion Items

Minutes of April 21, 2010 – Motion to approve and/or amend

Financial Report: April, May, June Income and Expenses
 Administrative Pay Request

General Discussion:

Steve Brown Recognition
IsoRay – next steps --
Airport TIF
 Petersen
 Project ?
Project Domus Update – Commitments
Valley Forge Request - \$100,000
Annual Report

Executive Session:

Items from staff

Items from commission members

Adjourn

FINANCIAL REPORT

April 2010

May 2010

June 2010

POCATELLO DEVELOPMENT AUTHORITY
STATEMENT OF CASH AS OF APRIL 30, 2010

Cash in Checking	\$340,108.29
Cash in Savings (Wells Fargo Money Market Account)	132,893.61
Cash in held by third parties (Wells Fargo Corporate Trust)	4,398,571.94
Total cash	4,871,573.84
Cash restricted by bond covenants	-2,963,752.50
Total cash available	\$1,907,821.34

STATEMENT OF CHANGES IN CASH AND CASH EQUIVILENTS
FOR THE MONTH ENDED APRIL 30, 2010

Receipts for the Month

CC	Property taxes received - Central Corridor	\$15,981.16
NY	Property taxes received - North Yellowstone	\$29.80
NO	Property taxes received - Naval Ordinance	\$587.28
GF	Interest earnings on savings - Wells Fargo Managed Cash	1.13
NY	Well Fargo Corporate Trust \$285,514.38	
	Interest earning on Trust Accounts - Wells Fargo Trusts	25.00
	Total receipts	16,624.37

Expenditures for the Month

#3081	4/12/2010 GF	Darcy Taylor	22.64
		February luncheon costs	
#3082	4/12/2010 CC	City of Pocatello	691.16
		Cheyenne Crossing Engineering	
# 3083	4/21/2010 GF	Darcy Taylor	28.49
		April lucheon costs	
# 3084	4/21/2010 GF	Ple Hole	51.04
		April lucheon costs	
		Total expenditures	793.33
		Net change in cash	\$15,831.04

Cash balances as of April 30, 2010	\$4,871,573.84
Cash balances as of March 31, 2010	\$4,855,742.80
Net change in cash	\$15,831.04

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 APRIL 30, 2010

	Balance 31-Mar-10	Balance 30-Mar-10 APR	Change in Balance
Total Cash:			
General Fund			
Cash in checking	\$297,685.60	\$297,563.43	-\$102.17
Money Market Account	132,892.48	132,893.61	\$1.13
Total General Fund Cash	<u>430,558.08</u>	<u>430,457.04</u>	<u>-\$101.04</u>
Central Corridor District			
Cash in checking	-5,012.52	10,277.48	\$15,290.00
Bond Trust Fund (Wells Fargo)	0.21	0.21	\$0.00
Revenue Allocation Trust Fund (Wells)	2,133,335.57	2,133,345.12	\$9.55
Total Central Corridor District Cash	<u>2,128,323.26</u>	<u>2,143,622.81</u>	<u>\$15,299.55</u>
North Yellowstone District			
Cash in checking	-33,221.85	-33,192.05	\$29.80
Bond Trust Fund (Wells Fargo)	128,439.30	128,440.39	\$1.09
Revenue Allocation Trust Fund (Wells)	804,868.63	804,872.17	\$5.54
Total Yellowstone District Cash	<u>900,084.08</u>	<u>900,120.51</u>	<u>\$36.43</u>
Central Corridor District Debt Service	650,000.00	650,003.03	\$3.03
North Yellowstone District Debt Service	681,905.23	681,911.02	\$5.79
East Center District	0.00	0.00	\$0.00
North Portneuf	48,386.44	48,386.44	\$0.00
Naval Ordinance Plant - Cash in checking	16,485.71	17,072.99	587.28
Total cash	<u>\$4,855,742.80</u>	<u>\$4,871,573.84</u>	<u>\$15,831.04</u>
Cash Restricted By Bond Covenants:			
Central Corridor Cash			
Next bond payment	956,865.00	956,865.00	0.00
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>2,963,752.50</u>	<u>2,963,752.50</u>	<u>0.00</u>
Total unrestricted cash	<u>1,891,990.30</u>	<u>1,907,821.34</u>	<u>15,831.04</u>
Cash Available			
General Fund	430,558.08	430,457.04	-\$101.04
Central Corridor District	1,171,458.26	1,186,757.81	15,299.55
North Yellowstone District	225,098.58	225,133.01	36.43
Central Corridor District Debt Service	0.00	3.03	3.03
North Yellowstone District Debt Service	5.23	11.02	5.79
East Center District	0.00	0.00	0.00
North Portneuf District	48,386.44	48,386.44	0.00
Naval Ordinance Plant District	16,485.71	17,072.99	587.28
Total available cash	<u>1,891,990.30</u>	<u>1,907,821.34</u>	<u>15,831.04</u>

April
Cash movement analysis:

During March, 2010 Pocatello Development Authority received cash of \$16,624.37 and paid out cash payments of \$793.33 so that there was an increase in cash of \$15,831.04.

General Fund revenue received \$1.13 in interest earnings on the Money Market Account. Expenses were luncheon costs of \$102.17. The General Fund cash decreased \$101.04 in April.

The Central Corridor District received \$12.58 interest revenues on trust funds and property taxes of \$15,981.16. The Corridor District paid the City of Pocatello \$691.16 for Cheyenne crossing engineering. The district's cash balance increase \$15,302.58.

The North Yellowstone District received interest revenues on trust funds of \$12.42 and property taxes of \$29.80. The District had no expenses. The district's cash increased by \$42.22.

The Naval Ordnance Plant District received \$587.28 in property taxes and had no expenses.

The North Portneuf District had no activity.

External Debt:

Consolidated Corridor District: Two payments 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 April	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014
Previous Year Balance:	\$202,634.79	\$202,634.79	\$430,457.04	\$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				
Shaver loan		26,719.00	-26,719.00				75,000.00
Refunds and reimbursements		53.10	-53.10				
Interest Income	800.00	7.72	792.28	800.00	800.00	1,315.03	614.69
Total Projected Income:	336,314.38	328,612.32	24,020.18	600.00	854,170.13	1,315.03	75,614.69
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	760.29	559.71	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	100,790.07	25,864.93	26,655.00	26,655.00	701,655.00	26,655.00
CALCULATED ANNUAL BALANCE	\$512,294.17	\$430,457.04	\$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 April	Remaining 2010	Budget 2011	Budget 2012
Previous Year Balance**:	\$3,223,411.63	\$3,223,411.63	\$2,793,625.84	\$1,180,534.26	-\$93,278.60
INCOME:					
Projected Estimated Tax Revenues: ^{8,9}	1,500,000.00	510,853.29	989,136.71	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	113.24	8,886.76	9,000.00	9,000.00
Total Projected Income:	1,705,867.85	510,976.53	1,194,891.32	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 & 18}	2,117,700.22	5,645.82	2,112,054.40	1,347,130.36	
Whitman/Yellowstone Hotel: Committed \$813,000 ^{10 org 358,500}			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 Arbitrage					206,000.00
Trustee fees	2,250.00		0.00		
<u>Unapproved Projects</u>			2,250.00	2,250.00	
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	940,762.32	2,807,982.90	2,782,812.86	1,318,171.06
CALCULATED ANNUAL BALANCE	\$1,180,534.26	\$2,793,625.84	\$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		\$1,186,757.16	-\$426,334.42	-\$93,278.60	-\$202,449.66

** TIF District stated to close in 2012

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

YEARS ENDED	Budget 2010	YTD 2010 As of April	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014 - 2023
Previous Year Balance:	\$1,546,739.44	\$1,546,739.44	\$1,582,031.53	\$1,567,171.46	\$1,880,898.86	\$2,193,101.26	\$2,504,603.66
INCOME:							
Property taxes (orig \$761,120.00)	1,114,527.36	546,442.51	0.00	1,114,527.36	1,114,527.36	1,114,527.36	16,717,910.40
Interest on trust accounts	144.00	88.96	\$5.04	5,000.00	5,000.00	5,000.00	300,000.00
Loan from General Fund							
Total Projected Income:	1,114,671.36	546,531.47	55.04	1,119,527.36	1,119,527.36	1,119,527.36	17,017,910.40
EXPENSE:							
Current Year Debt Service:							
Rail Crossing	681,450.00	223,225.00	458,225.00	678,625.00	680,050.00	680,750.00	10,194,100.00
Peg Development Land Acquisition			0.00				
Legal Advertising			0.00				
Arbitrage fees	5,260.00		0.00				
Trustee fees		2,500.00	0.00	5,260.00	5,260.00	5,260.00	78,900.00
Loan payment to PDA General Fund (orig 100,000)	285,514.38	285,514.38	0.00				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	511,239.38	458,225.00	805,799.96	807,324.96	808,024.96	366,044.88
CALCULATED ANNUAL BALANCE	\$1,567,171.46	\$1,582,031.53	\$1,123,861.57	\$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		674,987.50	582,545.00	676,600.00	677,440.00	677,440.00	0.00
Amount available		225,144.03	-140,583.43	522,398.86	833,761.26	1,145,268.66	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 April	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				
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	38,262,874.00
CALCULATED ANNUAL BALANCE	\$41,527.85	\$42,397.31	\$41,527.85	\$799.87	\$799.87	\$799.87	\$1,079,561.00
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 April	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014 - 2028
Previous Year Balance:	\$5,898.54	\$5,898.54	\$17,072.99	\$6,535.78	\$7,173.02	\$7,800.26	\$8,427.50
INCOME:							
Property taxes	75,537.24	11,174.45	64,462.79	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	11,174.45	64,462.79	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	\$17,072.99	\$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 April	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	

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

Cash in Checking	\$344,515.77
Cash in Savings (Wells Fargo Money Market Account)	132,894.70
Cash in held by third parties (Wells Fargo Corporate Trust)	4,398,608.11
Total cash	4,876,018.58
Cash restricted by bond covenants	-2,963,752.50
Total cash available	\$1,912,266.08

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

Receipts for the Month

	CC Property taxes received - Central Corridor	\$4,407.48
	GF Interest earnings on savings - Wells Fargo Managed Cash	1.09
	Interest earning on Trust Accounts - Wells Fargo Trusts	36.17
	Total receipts	4,444.74

Expenditures for the Month

	0.00
Total expenditures	0.00
Net change in cash	\$4,444.74

Cash balances as of May 31, 2010	\$4,876,018.58
Cash balances as of April 30, 2010	\$4,871,573.84
Net change in cash	\$4,444.74

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 MAY 31, 2010

	Balance 30-Apr-10	Balance 31-May-10	Change In Balance
Total Cash:			
General Fund			
Cash in checking	\$297,563.43	\$297,563.43	\$0.00
Money Market Account	132,893.61	132,894.70	\$1.09
Total General Fund Cash	<u>430,457.04</u>	<u>430,458.13</u>	<u>\$1.09</u>
Central Corridor District			
Cash in checking	10,277.48	14,684.96	\$4,407.48
Bond Trust Fund (Wells Fargo)	0.21	0.21	\$0.00
Revenue Allocation Trust Fund (Wells)	2,133,345.12	2,133,362.66	\$17.54
Total Central Corridor District Cash	<u>2,143,622.81</u>	<u>2,148,047.83</u>	<u>\$4,425.02</u>
North Yellowstone District			
Cash in checking	-33,192.05	-33,192.05	\$0.00
Bond Trust Fund (Wells Fargo)	128,440.39	128,441.45	\$1.06
Revenue Allocation Trust Fund (Wells)	804,872.17	804,878.79	\$6.62
Total Yellowstone District Cash	<u>900,120.51</u>	<u>900,128.19</u>	<u>\$7.68</u>
Central Corridor District Debt Service	650,003.03	650,008.37	\$5.34
North Yellowstone District Debt Service	681,911.02	681,916.63	\$5.61
East Center District	0.00	0.00	\$0.00
North Portneuf	48,386.44	48,386.44	\$0.00
Naval Ordinance Plant - Cash in checking	17,072.99	17,072.99	0.00
Total cash	<u>\$4,871,573.84</u>	<u>\$4,876,018.56</u>	<u>\$4,444.74</u>
Cash Restricted By Bond Covenants:			
Central Corridor Cash			
Next bond payment	956,865.00	956,865.00	0.00
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>2,963,752.50</u>	<u>2,963,752.50</u>	<u>0.00</u>
Total unrestricted cash	<u>1,907,821.34</u>	<u>1,912,266.08</u>	<u>4,444.74</u>
Cash Available			
General Fund	430,457.04	430,458.13	\$1.09
Central Corridor District	1,186,757.81	1,191,182.83	4,425.02
North Yellowstone District	225,133.01	225,140.69	7.68
Central Corridor District Debt Service	3.03	8.37	5.34
North Yellowstone District Debt Service	11.02	16.63	5.61
East Center District	0.00	0.00	0.00
North Portneuf District	48,386.44	48,386.44	0.00
Naval Ordinance Plant District	17,072.99	17,072.99	0.00
Total available cash	<u>1,907,821.34</u>	<u>1,912,266.08</u>	<u>4,444.74</u>

Cash movement analysis:

During May, 2010 Pocatello Development Authority received cash of \$4,407.48 and had no expenses so that there was an increase in cash of \$4,407.48.

doesn't include interest

General Fund revenue received \$1.09 in interest earnings on the Money Market Account.

The Central Corridor District received \$22.88 interest revenues on trust funds and property taxes of \$4,407.48. The district's cash balance increased \$4,430.36.

The North Yellowstone District received interest revenues on trust funds of \$13.29. The District had no expenses. The district's cash increased by \$13.29.

The Naval Ordinance Plant District had not activity.

The North Portneuf District had no activity.

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 May	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014
Previous Year Balance:	\$202,634.79	\$202,634.79	\$430,458.13	\$512,294.17	\$486,439.17	\$1,313,954.30	\$613,614.33
INCOME:							
Central Corridor Admin fee		16,318.12			858,870.13		
North Yellowstone Loan (finished 2010)	285,514.38	285,514.38	0.00				
Tetridyn Loan (finished 2010)	50,000.00		50,000.00				
Shaver loan		26,719.00	-26,719.00				75,000.00
Refunds and reimbursements		53.10	-53.10				
Interest Income	800.00	8.81	791.19	800.00	800.00	1,315.03	614.69
Total Projected Income:	336,314.38	328,613.41	24,019.09	800.00	854,170.13	1,315.03	75,814.69
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	760.29	559.71	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	100,790.07	25,864.93	26,655.00	26,655.00	701,655.00	26,655.00
CALCULATED ANNUAL BALANCE	\$512,294.17	\$430,458.13	\$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 May	Remaining 2010	Budget 2011	Budget 2012
Previous Year Balance ⁶ :	\$3,223,411.63	\$3,223,411.63	\$2,798,056.20	\$1,180,534.26	-\$93,278.60
INCOME:					
Projected Estimated Tax Revenues: ^{4,8}	1,500,000.00	515,270.77	984,729.23	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	136.12	8,863.88	9,000.00	9,000.00
Total Projected Income:	1,705,867.85	515,406.89	1,190,460.96	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 & 18}	2,117,700.22	5,645.82	2,112,054.40	1,347,130.36	
Whitman/Yellowstone Hotel: Committed \$613,000 ^{10 org 358 500}			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					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	940,762.32	2,807,982.90	2,782,812.86	1,318,171.06
CALCULATED ANNUAL BALANCE	\$1,180,534.26	\$2,798,056.20	\$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		\$1,191,187.52	-\$426,334.42	-\$93,278.60	-\$202,449.66

** TIF District slated to close in 2012

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

YEARS ENDED	Budget 2010	YTD 2010 As of May	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014 - 2028
Previous Year Balance:	\$1,546,739.44	\$1,546,739.44	\$1,582,044.82	\$1,567,171.46	\$1,880,898.36	\$2,193,101.26	\$2,504,603.66
INCOME:							
Property taxes (orig \$761,120.03)	1,114,527.36	546,442.51	0.00	1,114,527.36	1,114,527.36	1,114,527.36	16,717,910.40
Interest on trust accounts	144.00	102.25	41.75	5,000.00	5,000.00	5,000.00	300,000.00
Loan from General Fund							
Total Projected Income:	1,114,671.36	546,544.76	41.75	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				
Loan payment to PDA General Fund (orig 100,000)	285,514.38	285,514.38	0.00				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	511,239.38	458,225.00	805,799.96	807,324.96	808,024.96	732,089.76
CALCULATED ANNUAL BALANCE	\$1,567,171.46	\$1,582,044.82	\$1,123,861.57	\$1,880,898.36	\$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		674,387.50	582,545.00	676,600.00	677,440.00	677,440.00	0.00
Amount available		225,157.32	-140,583.43	522,398.36	833,761.26	1,145,263.66	8,885,469.18

Notes: \$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 May	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	2,724,229.00
Hokur			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 May	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014 - 2028
Previous Year Balance:							
INCOME:	\$5,898.54	\$5,898.54	\$17,072.99	\$6,535.78	\$7,173.02	\$7,800.26	\$8,427.50
Property taxes	75,637.24	11,174.45	64,462.79	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				
Total Projected Income:	75,637.24	11,174.45	64,462.79	75,637.24	75,627.24	675,000.00	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	\$17,072.99	\$6,535.78	\$7,173.02	\$7,800.26	\$8,427.50	\$317,208.86

POCATELLO DEVELOPMENT AUTHORITY
STATEMENT OF CASH AS OF JUNE 30, 2010

Cash In Checking	\$383,151.17
Cash In Savings (Wells Fargo Money Market Account)	132,895.83
Cash In held by third parties (Wells Fargo Corporate Trust)	4,398,645.47
Total cash	4,914,692.47
Cash restricted by bond covenants	-2,963,752.50
Total cash available	\$1,950,939.97

STATEMENT OF CHANGES IN CASH AND CASH EQUIVILENTS
FOR THE MONTH ENDED JUNE 30, 2010

Receipts for the Month

CC	Property taxes received - Central Corridor	\$22,030.68
NY	Property taxes received - North Yellowstone	\$18,304.72
GF	Interest earnings on savings - Wells Fargo Managed Cash	1.13
	Interest earning on Trust Accounts - Wells Fargo Trusts	37.36
	Total receipts	40,373.89

Expenditures for the Month

3085 CC	Arbitrage Compliance Specialists Abitrage report on 2000 bond.	1,700.00
	Total expenditures	1,700.00
	Net change in cash	\$38,673.89

Cash balances as of June 31, 2010	\$4,914,692.47
Cash balances as of May1 30, 2010	\$4,876,018.58
Net change in cash	\$38,673.89

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 JUNE 30, 2010

	Balance 31-May-10	Balance 30-Jun-10	Change in Balance
Total Cash:			
General Fund			
Cash in checking	\$297,563.43	\$297,563.43	\$0.00
Money Market Account	132,894.70	132,895.83	\$1.13
Total General Fund Cash	<u>430,458.13</u>	<u>430,459.26</u>	<u>\$1.13</u>
Central Corridor District			
Cash in checking	14,684.96	35,015.64	\$20,330.68
Bond Trust Fund (Wells Fargo)	0.21	0.21	\$0.00
Revenue Allocation Trust Fund (Wells)	2,133,362.66	2,133,380.78	\$18.12
Total Central Corridor District Cash	<u>2,148,047.83</u>	<u>2,168,396.63</u>	<u>\$20,348.80</u>
North Yellowstone District			
Cash in checking	-33,192.05	-14,887.33	\$18,304.72
Bond Trust Fund (Wells Fargo)	128,441.45	128,442.54	\$1.09
Revenue Allocation Trust Fund (Wells)	804,878.79	804,885.63	\$6.84
Total Yellowstone District Cash	<u>900,128.19</u>	<u>918,440.84</u>	<u>\$18,312.65</u>
Central Corridor District Debt Service	650,008.37	650,013.89	\$5.52
North Yellowstone District Debt Service	681,916.63	681,922.42	\$5.79
East Center District	0.00	0.00	\$0.00
North Portneuf	48,386.44	48,386.44	\$0.00
Naval Ordinance Plant - Cash in checking	17,072.99	17,072.99	0.00
Total cash	<u>\$4,876,018.58</u>	<u>\$4,914,692.47</u>	<u>\$38,673.89</u>
Cash Restricted By Bond Covenants:			
Central Corridor Cash			
Next bond payment	956,865.00	956,865.00	0.00
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>2,963,752.50</u>	<u>2,963,752.50</u>	<u>0.00</u>
Total unrestricted cash	<u>1,912,266.08</u>	<u>1,950,939.97</u>	<u>38,673.89</u>
Cash Available			
General Fund	430,458.13	430,459.26	\$1.13
Central Corridor District	1,191,182.83	1,211,531.63	20,348.80
North Yellowstone District	225,140.69	243,453.34	18,312.65
Central Corridor District Debt Service	8.37	13.89	5.52
North Yellowstone District Debt Service	16.63	22.42	5.79
East Center District	0.00	0.00	0.00
North Portneuf District	48,386.44	48,386.44	0.00
Naval Ordinance Plant District	17,072.99	17,072.99	0.00
Total available cash	<u>1,912,266.08</u>	<u>1,950,939.97</u>	<u>38,673.89</u>

Cash movement analysis:

During June, 2010 Pocatello Development Authority received cash of \$40,373.89 and had \$1,700.00 in expenses so that there was an increase in cash of \$38,673.89.

General Fund revenue received \$1.13 in interest earnings on the Money Market Account.

The Central Corridor District received \$23.64 interest revenues on trust funds and property taxes of \$22,030.68. It had \$1,700.00 in arbitrage expenses. The district's cash balance increased \$20,354.23.

The North Yellowstone District received interest revenues on trust funds of \$13.72 and property taxes of 18,304.72. The District had no expenses. The district's cash increased by \$18,318.44.

The Naval Ordinance Plant District had no activity.

The North Portneuf District had no activity.

External Debt:

Consolidated Corridor District: Two payments 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.

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

YEARS ENDED	Budget 2010	YTD 2010 As of June	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014
Previous Year Balance:	\$202,634.79	\$202,634.79	\$430,459.26	\$512,294.17	\$486,439.17	\$1,313,954.30	\$613,614.33
INCOME:							
Central Corridor Admin fee		16,313.12			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				
Shaver loan		26,719.00	-26,719.00				75,000.00
Refunds and reimbursements		53.10	-53.10				
Interest Income	800.00	9.94	790.06	800.00	800.00	1,315.03	614.69
Total Projected Income:	336,314.38	328,614.54	24,017.96	800.00	854,170.13	1,315.03	75,614.69
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	760.29	559.71	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	100,790.07	25,864.93	26,655.00	26,655.00	701,655.00	26,655.00
CALCULATED ANNUAL BALANCE	\$512,294.17	\$430,459.26	\$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 June	Remaining 2010	Budget 2011	Budget 2012
Previous Year Balance**:	\$3,223,411.63	\$3,223,411.63	\$2,818,410.52	\$1,178,834.26	-\$94,978.60
INCOME:					
Projected Estimated Tax Revenues: ^{AP}	1,500,000.00	537,301.45	962,698.55	1,500,000.00	
Taxes Received from Previous Years & yearly interest ^T			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	159.76	8,840.24	9,000.00	9,000.00
Total Projected Income:	1,705,867.85	537,461.21	1,168,406.64	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 & 18}	2,117,709.22	5,645.82	2,112,054.40	1,347,130.36	
Whitman/Yellowstone Hotel: Committed \$613,000 ^{17, 19, 20 & 200}			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		1,700.00	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	942,462.32	2,807,982.90	2,782,812.86	1,318,171.05
CALCULATED ANNUAL BALANCE	\$1,180,534.26	\$2,818,410.52	\$1,178,834.26	-\$94,978.60	-\$204,149.66
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		\$1,211,541.84	-\$428,034.42	-\$94,978.60	-\$204,149.66

**TF 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 June	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014 - 2028	
Previous Year Balance:								
INCOME:	\$1,546,739.44	\$1,546,739.44	\$1,600,363.26	\$1,567,471.46	\$1,880,898.86	\$2,193,101.26	\$2,504,603.66	
Property taxes (orig \$761,120.03)	1,114,527.36	564,747.23	0.00	1,114,527.36	1,114,527.36	1,114,527.36	16,717,910.40	
Interest on trust accounts	144.00	115.97	28.03	5,000.00	5,000.00	5,000.00	300,000.00	
Loan from General Fund								
Total Projected Income:	1,114,671.36	564,863.20	28.03	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					
Loan payment to PDA General Fund (orig 100,000)	285,514.38	285,514.38	0.00					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	511,239.38	458,225.00	807,799.96	807,324.96	808,024.96	10,639,044.88	732,089.76
CALCULATED ANNUAL BALANCE	\$1,567,171.46	\$1,600,363.26	\$1,142,166.29	\$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		674,987.50	582,545.00	676,600.00	677,440.00	677,440.00	0.00	
Amount available		243,475.76	-122,278.71	622,399.86	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 June	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
Hokur			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	38,262,674.00
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 June	Remaining 2010	Budget 2011	Budget 2012	Budget 2013	Budget 2014 - 2028
Previous Year Balance:	\$5,898.54	\$5,898.54	\$17,072.99	\$6,535.78	\$7,173.02	\$7,800.26	\$8,427.50
INCOME:							
Property taxes	75,637.24	11,174.45	64,462.79	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				
Total Projected Income:	75,637.24	11,174.45	64,462.79	75,637.24	75,627.24	750,000.00	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	\$17,072.99	\$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 June	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	

ADMINISTRATIVE PAY REQUEST



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

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

Board of Directors
Pocatello Development Authority

07/16/2010

Dear Board Members

At the board meeting of July 21, 2010 I will be asking that the board authorize me to make the following payments:

Deaton and Company - \$3,865.00

To be paid from the General Fund. The payment is for last year audit.

Arbitrage Compliance Specialists - \$1,700.00

To be paid from the North Yellowstone District. Arbitrage report on the 2004 Series A bond.

City of Pocatello - \$29.70

To be paid from the General Fund – Plaque for Chairman Brown.

City of Pocatello - \$35,000.00

To be paid from the Central Corridor Fund. Request for early loan repayment previously approved.

You will find copies of invoices supporting these claims attached.

Deaton & Company, Chartered
Certified Public Accountants
215 North 9th, Suite A
Pocatello, ID 83201-5278
(208) 232-5825
Members of Idaho Society of Certified Public Accountants
Members of American Institute of Certified Public Accountants



Invoice: 88315

ID: 06787
POCATELLO
DEVELOPMENT AUTHORITY

Date: 02/28/2010

PO BOX 4169
POCATELLO, ID 83205

For professional service rendered as follows:

Professional services related to audit of financial statements. 3,800.00

Postage, supplies and report production 65.00

Billed Time & Expenses	<u>\$3,865.00</u>
Invoice Total	<u><u>\$3,865.00</u></u>

Please return this portion with payment.

ID: 06787
POCATELLO DEVELOPMENT
AUTHORITY
(208)233-3500

INVOICE

Invoice: 88315

Date: 02/28/2010

Amount Enclosed: \$ _____

The amount due is payable upon receipt of the invoice. Delinquent accounts will be charged a finance fee of 1.5 percent per month. Thank you for keeping your account current.

Invoice

Arbitrage Compliance Specialists, Inc.
 5975 South Quebec Street #205
 Centennial, CO 80111
 Phone: (303) 756-5100 or (800) 672-9993
 Fax: (303) 756-0901 or (800) 756-6505
 General Email: arbitrage@rebatebyacs.com
 Web: www.rebatebyacs.com



To: Mr. Jerry E. Higgins, CPA, Treasurer
 City of Pocatello
 P.O. Box 4169
 Pocatello, ID 83205-4169

Invoice#: **1001070**
 Date: 02/26/10
 Control#: 5.50
 PAR: \$7,755,000.00
 Bond: Pocatello Development Authority,
 Revenue Allocation (Tax Increment)
 Bonds, 2004 Series A

Description	Period	Amount
Arbitrage Rebate Calculation 05th Year	12/23/07 - 12/23/09	\$2,125.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
Total		\$2,125.00
Less Discounts		\$425.00
Less Pre-payment		\$0.00
Balance Due		\$1,700.00

PAYMENT DUE UPON RECEIPT (may be paid from proceeds of the bonds)
 Make checks payable to: Arbitrage Compliance Specialists, Inc.
 Please remit a copy of this invoice with your payment.

HEADQUARTERS: 5975 S. Quebec St. #205 • Centennial, Colorado 80111
 ☎ 800-672-9993 ☎ 800-756-6505 ☎ 303-756-5100 ☎ 303-756-0901 ☎ www.rebatebyacs.com
 LOCATIONS NATIONWIDE: AZ • CA • CO • FL • ID • NV • OK • OR • PA • TN • TX • UT • WA

NEW DAY PRODUCTS INC

1704 N MAIN
POCATELLO ID 83204

Invoice

Date	Invoice #
7/15/2010	3511

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

Ship To
Jennifer Pizer

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30	JM	7/15/2010	Cust. Pickup		
Quantity	Item Code	Description			Price Each	Amount
1	Plaques	8 X 10 Plaque for Steve Brown Sales Tax			29.70 0.00%	29.70T 0.00
					Total	\$29.70

Pay by Visa



PLANNING & DEVELOPMENT SERVICES

911 North 7th Avenue P.O. Box 4169
Pocatello, Idaho 83205-4169

June 14, 2010

955-0000-386.99

Dr. Robert Chambers, Interim Director
Pocatello Development Authority
PO Box 4169
Pocatello, ID 83205

Dear Robert:

We have now opened bids on the Warehouse District Parking Lot at First and Halliday. The award is scheduled for City Council approval on Thursday, June 17th, with work to begin shortly thereafter. Consequently, I am writing to request an early payment of \$35,000 from the Pocatello Development Authority (PDA) on the Triangle loan. As you know, this early payment was approved by the PDA at their meeting in April.

If you have any questions, please let me know.

Sincerely,

Lee Ann Dutton, Division Manager
Neighborhood & Community Services

Plan Review/
Planning Services
Phone: (208) 234-6161
Fax: (208) 234-6237
(208) 234-6586

Neighborhood &
Community Services
Phone: (208) 234-6185
Fax: (208) 234-6586

RESOLUTION NO. 2010-1

A RESOLUTION OF THE POCATELLO DEVELOPMENT AUTHORITY, AN URBAN RENEWAL AGENCY, ORGANIZED UNDER THE LAWS OF THE STATE OF IDAHO; EXPRESSING APPRECIATION TO STEVEN L. BROWN FOR OUTSTANDING SERVICE AND COMMITMENT TO THE AUTHORITY DURING ELEVEN YEARS AS A MEMBER OF THE BOARD OF COMMISSIONERS.

WHEREAS, Steven L. Brown was appointed as a member of the Board of Commissioners of the Pocatello Development Authority on May 20, 1999; and

WHEREAS, after having served the Board diligently to the completion of that term, he thereafter volunteered for two additional terms beginning May 1, 2003, and May 1, 2007 in order to help provide continuity to the Authority and assist with the formation of several new urban renewal districts and the administration of existing urban renewal districts; and

WHEREAS, during his tenure with the Board he provided responsible guidance in the Board's role of urban renewal and economic development for the Pocatello area and served as Secretary/Treasurer, Vice-Chairman, and from January, 2006, until his resignation, as Chairman of the Board; and

WHEREAS, Mr. Brown submitted his letter of resignation from the Board effective July 1, 2010, and the Board of Commissioners desires to recognize his efforts on behalf of the Pocatello Development Authority;

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE POCATELLO DEVELOPMENT AUTHORITY HEREBY PUBLICLY EXPRESSES ITS GRATITUDE TO STEVEN L. BROWN:

1. For his outstanding service to the Authority and to the citizens of the Pocatello area since his initial appointment in May of 1999;

2. For his willingness to serve for an two additional terms over and above his original appointed term in order to provide continuity of leadership during a period of increased activity by the Authority;

3. For his willingness to serve as an officer, including Chairman, of the Board of Commissioners;

4. For his commitment to excellence in pursuit of the Board's goals through additional meetings and hearings whenever necessary and through coordination with other economic development groups; and

4. For all his efforts in connection with the mission and goals of the Pocatello Development Authority to enhance the well-being of the citizens of the City of Pocatello, we, the members of the Board of Commissioners of the Pocatello Development Authority hereby acknowledge our sincere appreciation to Steven L. Brown for more than eleven years of commitment to urban renewal and economic development.

BE IT FURTHER RESOLVED that the Secretary of the Board of Commissioners of the Pocatello Development Authority is hereby authorized and directed to provide an original of this Resolution to Steven L. Brown after its passage and approval by the Board.

DATED this 21st day of July, 2010.

POCATELLO DEVELOPMENT
AUTHORITY BOARD OF DIRECTORS


DARSI JOHNSON, Vice-Chairwoman

ATTEST:


DARCY L. TAYLOR, Secretary

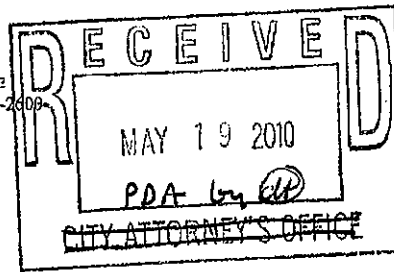
ISORAY, INC.

LAW OFFICES OF

**Keller
Rohrback**

P.L.C.

SUITE 1400
NATIONAL BANK PLAZA
3101 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85012-2809
TELEPHONE (602) 248-0088
FACSIMILE (602) 248-2822
ATTORNEYS AT LAW



STEPHEN R. BOATWRIGHT

DIRECT LINE:
(602) 230-6361 (PH.)

SBOATWRIGHT@KRPLC.COM
WWW.KELLERROHRBACK.COM

May 7, 2010

A. Dean Tranmer, Esq.
Pocatello Development Authority
ISU Research and Business Park
1651 Alvin Ricken Drive
Pocatello, ID 83201

Re: IsoRay Economic Development Agreement

Our firm represents IsoRay, Inc. and its wholly owned subsidiary IsoRay Medical, Inc. We are in receipt of your letter dated March 13, 2010 addressed to Dwight Babcock, CEO of IsoRay Medical.

We realize that the Pocatello Development Authority (PDA) is not responsible for the obligations of the Idaho National Lab (INL), owner of the reactor facility. However, we believe that although INL was not a party to the contract that certain obligations of INL were conditions precedent to any return of the \$200,000.

In fact, the recitals note the decision to use the facility is contingent on test results demonstrating the ability to "provide the product needed by the Developer in both quality and quantity". Section 3.3 provides that no repayment will be required "if approval for the use of the reactor facility above is withdrawn...." Until the threshold issue of "approval" is reached then IsoRay has no obligation to return the money.

You should be aware that IsoRay has had lengthy correspondence with the IDA with respect to whether the size of the shuttle is sufficient for the process, pricing at higher volumes, and the availability of enriched barium, among other concerns. Until INL resolves these concerns there is no ability to determine whether "approval has been withdrawn" because PDA may be forced to withdraw approval if the project is not viable.

As my client has communicated in the past, representatives of IsoRay are always available to seek to resolve the outstanding issues which continue to remain with INL. It seems inconceivable that the PDA would bring legal claims for return of funds while my client is in the midst of these discussions with INL.

A. Dean Tranmer, Esq.
May 7, 2010
Page 2

Please direct all future correspondence on this matter to my attention at the address above.

Very truly yours,

KELLER ROHRBACK, P.L.C.

By 
Stephen R. Boatwright

cc: Dwight Babcock, CEO

**VALLEY FORGE
REQUEST**

Chambers, Robert

From: Gynii A Gilliam [gynii@bannockdevelopment.org]
Sent: Wednesday, June 16, 2010 2:27 PM
To: Chambers, Robert
Subject: One more email ...

Robert,

Sorry, one more email. This one about Valley Forge and the Accelerator Center.

Where you able to see if we could come up with \$100K to \$200K to help build another cell (Total cost \$400K) at the Accelerator Center via the Central Corridor or the General Fund. Doug Wells said he would split the cost with the company. The company is coming to us to see if we have funds that can help them with their half. Hence, the range of \$100-\$200K. Thought if we could come up with \$100K or a little more, they should be able to come up with more. We could probably take a position on the building, like we did with Positron.

And did I tell you that it looks like Valley Forge will lease from Positron until Positron needs the facility?

Thanks,
Gynii

Gynii A Gilliam
Executive Director



Bannock Development Corporation
350 Research and Business Park
1651 Alvin Ricken Dr - Pocatello, ID 83201
www.bannockdevelopment.org
Phone: (208) 233-3500

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."