Pocatello Development Authority

Board of Commissioners Meeting
February 19, 2014 – 11:00 a.m.
Paradice Conference Room

City of Pocatello
911 North 7th Avenue
Pocatello, Idaho 83205
An urban renewal agency for the City of Pocatello, Idaho

11:00 a.m.

I. Call to order by Chairman Ryan Ward

II. Acknowledge guests of the Board

III. Disclosure of conflicts of interest

IV. Agenda; add or delete action or discussion items

Action and Discussion Items:

I. Minutes:
   A. Motion to approve and/or amend Minutes of January 15, 2014

II. Financial Report:
   A. January 2014 Income and Expenses
   B. Payment request for Deaton & Company, Chtd. and Arbitrage Compliance Specialists, Inc. invoices ~~fax~~ call Invoice

III. General Discussion:
   A. Update by Kirk Bybee: JH Kelly Lease Agreement for the property formerly leased to Hoku
   B. Ratification of email vote regarding ID Power request to fund a study and conceptual design at the Airport
   C. Election to fill the unexpired commission seat previously held by Michael Orr. Said seat's term will expire May 1, 2015.
   D. Vote to approve Linda Tigert, Bannock County Planning Director, to replace the County Commissioner's seat previously held by Karl Anderson, as the Bannock County Commissioner's designee, which seat's term expires on May 1, 2014

IV. Items from staff:
   A. Arbitrage Report on the North Yellowstone Bond issue (for review only)

V. Items from Commission members:

VI. Upcoming Events:

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."
Adjourn

MINUTES

POCATELLO DEVELOPMENT AUTHORITY MEETING MINUTES
February 19, 2014

Members present: Brian Blad, Cynthia Hill, Larry Fisher, Russ Meyers, John Regetz (ex officio) and Chair Ryan Ward

Members absent: Karl Anderson, Darlene Gerry and Michael Orr

Staff present: Lonnie Crowell, Executive Director; Merril Quayle, City Development Engineer; Dean Tranmer, Kirk Bybee, and Tiffany Olsen, City Legal Dept.; Jerry Higgins and David Swindell, City Finance Dept.

Chair R. Ward called the meeting to order at 11:04 a.m.

1. Preliminary matters:

A. Introductions, Conflicts, and Agenda: Guests included Buzz Pfeiffer and James Burdick with Idaho Power Company. No disclosures or conflicts with agenda items were acknowledged by the Commissioners. Russ Meyers requested permission by Chair Ward to add an item to the agenda to discuss current legislative topics.

B. Minutes: The Minutes of the regularly scheduled meeting of January 15, 2014 were reviewed. It was **MSC (B. Blad, C. Hill)** to approve the Minutes with an amendment to section 2(F) wherein it was MSC (C. Hill, B. Blad) to nominate Chair Ward to continue serving as the PDA Chair until the regular scheduled election in October 2014. Said Minutes have been amended.

C. Financial Report: J. Higgins presented the Financial Report for the month of January 2014. As anticipated, the Authority received a large amount of property taxes in January. $640,419.41 was deposited of which $526,225.70 belonged to the North Yellowstone District, $49,047.67 to the Naval Ordinance District, $55,722.69 to the Airport District, $7,502.19 to the Central Corridor and $1,921.16 to the North Portneuf District. In addition, the Authority received $828.38 in principal and $171.62 in interest on outstanding loans and investment earnings of $145.32. Total revenue for the month was $641,564.73. The Authority had $127,010.04 in expenses. Luncheon costs of $145.08 in the General Fund. Trustee fees of $3,000.00 and arbitrage computation fees of $1,950.00 in connection with the North Yellowstone District bonded debt and the annual employment incentive to Costco of $122,014.96 for the North Yellowstone District. Net revenue for the District for the month was $514,454.69. The net revenue generated represents 92% of the districts $561,165.69 year to date revenue. At month end the District had $670,341.95 in checking, $4,245,155.32 in savings and $2,784,879.26 in trust accounts with Zions Bank for total cash of $7,700,376.53. The majority of the cash in savings is in the Consolidated Corridor District. Of the $4,307,362.54 in this District, $3,000,000.00 has been pledged by the Authority to be used to complete the South Valley crossing. It was **MSC (B. Blad, R. Meyers)** to approve the Financial Report as presented. Additionally, there were four (4) payment requests to be approved; (1) $4,150.00 to Deaton and Company for their annual Audit of the PDA Financial Statements; (2) $1,000.00 to XCell Engineering for a Geotechnical Engineering Evaluation at the Airport; (3) $1,500.00 to Arbitrage Compliance Specialists for the 2012 Series A Bonds Arbitrage Rebate Calculation Interim of 1/24/13 to 1/24/14; and (4) $1,950.00 to Arbitrage Compliance Specialists for the 2004 Series A Bonds Arbitrage Rebate Calculation Interim of 12/23/11 to 12/23/13. It was **MSC (R. Meyers, B. Blad)** to approve the payment of invoices to Deaton and Company, XCell Engineering, and two payments to Arbitrage Compliance Specialists.

2. General Discussion Items:

A. Legislative Update: R. Meyers stated there are 12 bills before the legislature at this time and a few that PDA should be concerned about; he then summarized two bills (one being HB490).

B. Ratification of Email Vote Regarding Idaho Power Request to Fund Study: An email vote was requested by L. Crowell on February 4, 2014 and which passed with four (4) yes votes and one (1) no vote. Idaho Power Representatives Buzz Pfeiffer and James Burdick were in attendance and responded to questions by the Authority regarding pre-payment for the study and what work will be performed in each phase of the study. After Idaho Power receives the PDA's deposit of $1,500.00, the engineering assessment will begin. This assessment is a conceptual level cost estimate (feasibility study) of the project and will be completed within 30 days from receiving payment. If the deposit of $1,500.00 is exhausted and additional man hours/time will be billed, Idaho Power will give proper notice to L. Crowell, in advance of work performed, and receive his permission to proceed. After the engineering assessment is complete, the next phase is a construction assessment. The deposit required for this phase is $15,000.00. This construction assessment will narrow down the specific costs for the project and involves a larger team of experts to analyze the information gathered. Again, if the deposit of $15,000.00 is exhausted and additional man hours/time will be billed, Idaho Power will give proper notice to L. Crowell, in advance of work performed, and receive his permission to proceed. The last phase is the final design and contract to finish the work. It is unknown at this time what billings will be incurred for this phase. B. Blad asked if the final design fee was included in the construction assessment cost. Mr. Burdick was not sure and will provide an answer at a later time. It was **MSC (B. Blad, R. Meyers)** to ratify the email vote to proceed with the Idaho Power request for $1,500.00 as a deposit.

C. Positron Update: Kirk Bybee advised he has taken the liberty of contacting local and trusted attorney Craig Christensen to look at the Positron matter. At this time, he has not heard back from Mr. Christensen. As soon as he does, he will provide the Authority a full report.

D. JH Kelly Lease Update: Kirk Bybee explained JH Kelly has entered into a Lease Agreement with the City for the property formerly lease to Hoku. The term is for 3 years and the rental rate is $1.00 per year. He explained this Agreement contains provisions to reimburse the City for the attorney's fees/costs it incurred in the bankruptcy action as well as an increased rental amount if JH Kelly is successful in recovering payment in full for Hoku's debts to Kelly via the bankruptcy action or other pending claims.

E. Chamber of Commerce and India: B. Blad asked the Authority if it was interested in having a representative from the India Chamber of Commerce present at a future PDA Meeting about conducting prospective business with India. It was decided the Authority will wait and see if and when the Mayor, on behalf of the City, meets with the representative and if the Mayor feels it would be a benefit to the PDA.

3. Adjournment:

There being no additional business, **it was MSC (C. Hill, B. Blad)** to adjourn the meeting at 12:01 p.m.

FINANCIAL REPORTS

Pocatello Development Authority - Budget 2013-2014 fiscal year

	General Fund	Consolidated Corridor	North Yellowstone	Naval Ordinance	North Portneuf	Airport	Total
Beginning Cash Balance	$253,841.91	$4,286,632.22	$1,984,357.05	$213,250.62	$328,424.56	$86,123.53	$7,152,629.89
INCOME:							
Central Corridor Admin fee	1,797,491.13						1,797,491.13
Tetridyn Loan	50,000.00						50,000.00
South Cliff's loan		12,000.00					12,000.00
Property taxes		31,821.84	1,199,000.00	170,000.00	128,000.00	86,000.00	1,614,821.84
Interest Income	20.00	3,700.00	430.00				4,150.00
Total Projected Income:	1,847,511.13	47,521.84	1,199,430.00	170,000.00	128,000.00	86,000.00	3,478,462.97
EXPENSE:							
Contingency	2,000,000.00		250,000.00	383,250.62		172,123.53	2,805,374.15
Cheyenne Crossing		2,277,862.00					2,277,862.00
Clark Street overpass		258,800.93					258,800.93
Costco Employment incentive (1)			122,014.96				122,014.96
Reimbursement to City					456,424.56		456,424.56
Administrative expense		1,797,491.13					1,797,491.13
Current year debt service (2)			680,557.50				680,557.50
Luncheon costs	1,320.00						1,320.00
Office expenses	200.00						200.00
Dues and memberships	1,750.00						1,750.00
Errors and omission insurance	341.00						341.00
Banking and Professional services	4,500.00		5,000.00				9,500.00
Total Projected Expense:	2,008,111.00	4,334,154.06	1,057,572.46	383,250.62	456,424.56	172,123.53	8,411,636.23
CALCULATED ENDING BALANCE	$93,242.04	$0.00	$2,126,214.59	$0.00	$0.00	$0.00	$2,219,456.63

1. balance before payment $366,045.16, scheduled to payoff in December 2016
2. 2nd of 12 payments, scheduled to payoff on August 1, 2024

Pocatello Development Authority
Balance Sheet by Class
As of January 31, 2014

	1-General Fund	2-Central Corridor	3-North Yellowstone	4-Naval Ordinance
ASSETS				
Current Assets				
Checking/Savings				
Checking Wells Fargo	118,121.99	195,267.31	-370,355.25	262,298.29
Savings Wells Fargo	133,060.09	4,112,095.23	0.00	0.00
Zions 2004A Bnd Fnd 7110526A	0.00	0.00	0.97	0.00
Zions 2012 Bnd Fnd 7110526D	0.00	0.00	88,278.75	0.00
Zions Bnd Reserve Fnd 7110526B	0.00	0.00	677,557.01	0.00
Zions Rev Alloc Fnd 7110526	0.00	0.00	2,019,042.53	0.00
Total Checking/Savings	251,182.08	4,307,362.54	2,414,524.01	262,298.29
Accounts Receivable				
Accounts Receivable	50,000.00	599,163.04	-682.22	0.00
Total Accounts Receivable	50,000.00	599,163.04	-682.22	0.00
Other Current Assets				
Accrued Interest Income	0.00	0.00	35.96	0.00
Property Tax Receivable	0.00	21,713.24	27,117.52	0.00
Total Other Current Assets	0.00	21,713.24	27,153.48	0.00
Total Current Assets	301,182.08	4,928,238.82	2,440,995.27	262,298.29
TOTAL ASSETS	**301,182.08**	**4,928,238.82**	**2,440,995.27**	**262,298.29**
LIABILITIES & EQUITY				
Liabilities				
Long Term Liabilities				
Deferred Notes Receivable Rev	50,000.00	598,823.35	-682.22	0.00
Deferred Tax Revenues	0.00	15,601.56	14,241.05	0.00
Total Long Term Liabilities	50,000.00	614,424.91	13,558.83	0.00
Total Liabilities	50,000.00	614,424.91	13,558.83	0.00
Equity				
Fund Balance	253,843.02	4,292,224.46	1,919,746.92	213,250.62
Opening Balance Equity	0.00	0.00	64,643.86	0.00
Net Income	-2,660.94	21,589.45	443,045.66	49,047.67
Total Equity	251,182.08	4,313,813.91	2,427,436.44	262,298.29
TOTAL LIABILITIES & EQUITY	**301,182.08**	**4,928,238.82**	**2,440,995.27**	**262,298.29**

Pocatello Development Authority
Balance Sheet by Class
As of January 31, 2014

	6-North Portneuf	7-Pocatello Regional Airport	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
Checking Wells Fargo	330,663.39	134,346.22	670,341.95
Savings Wells Fargo	0.00	0.00	4,245,155.32
Zions 2004A Bnd Fnd 7110526A	0.00	0.00	0.97
Zions 2012 Bnd Fnd 7110526D	0.00	0.00	88,278.75
Zions Bnd Reserve Fnd 7110526B	0.00	0.00	677,557.01
Zions Rev Alloc Fnd 7110526	0.00	0.00	2,019,042.53
Total Checking/Savings	330,663.39	134,346.22	7,700,376.53
Accounts Receivable			
Accounts Receivable	0.00	0.00	648,480.82
Total Accounts Receivable	0.00	0.00	648,480.82
Other Current Assets			
Accrued Interest Income	0.00	0.00	35.96
Property Tax Receivable	12,964.56	0.00	61,795.32
Total Other Current Assets	12,964.56	0.00	61,831.28
Total Current Assets	343,627.95	134,346.22	8,410,688.63
TOTAL ASSETS	**343,627.95**	**134,346.22**	**8,410,688.63**
LIABILITIES & EQUITY			
Liabilities			
Long Term Liabilities			
Deferred Notes Receivable Rev	0.00	0.00	648,141.13
Deferred Tax Revenues	12,964.56	0.00	42,807.17
Total Long Term Liabilities	12,964.56	0.00	690,948.30
Total Liabilities	12,964.56	0.00	690,948.30
Equity			
Fund Balance	328,742.23	86,123.53	7,093,930.78
Opening Balance Equity	0.00	0.00	64,643.86
Net Income	1,921.16	48,222.69	561,165.69
Total Equity	330,663.39	134,346.22	7,719,740.33
TOTAL LIABILITIES & EQUITY	**343,627.95**	**134,346.22**	**8,410,688.63**

Pocatello Development Authority
Profit & Loss by Class
January 2014

	1-General Fund	2-Central Corridor	3-North Yellowstone
Ordinary Income/Expense			
Income			
Interest Income	3.45	104.71	37.16
Loan Interest Income	0.00	828.38	0.00
Principal recieved on notes	0.00	171.62	0.00
Property Taxes	0.00	7,502.19	526,225.70
Total Income	3.45	8,606.90	526,262.86
Gross Profit	3.45	8,606.90	526,262.86
Expense			
Administrative	145.08	0.00	500.00
Economic Grants Issued	0.00	0.00	122,014.96
Professional Services			
Other Professional Services	0.00	0.00	4,450.00
Total Professional Services	0.00	0.00	4,450.00
Total Expense	145.08	0.00	126,964.96
Net Ordinary Income	-141.63	8,606.90	399,297.90
Net Income	**-141.63**	**8,606.90**	**399,297.90**

As anticipated, the Authority received a large amount of property taxes in January. $640,419.41 was deposited of which $526,225.70 belonged to the North Yellowstone District, $49,047.67 to the Naval Ordinance District, $55,722.69 to the Airport District, $7,502.19 to the Central Corridor and 1,921.16 to the North Portneuf District. In addition the Authority recieved $828.38 in principal and $171.62 in interest on outstanding loans and investment earnings of $145.32. Total revenue for the month was 641,564.73.

The Authority had $127,010.04 in expenses. Luncheon costs of $145.08 in the General Fund. Trustee fees of $3,000.00 and arbitrage computation fees of $1,950.00 in connection with the North Yellowstone District bonded debt and the annual employment insentive to Costco of $122,014.96 for the North Yellowstone District.

Net revenue for the District for the month of January was $514.454.69.

The net revenue generated this month represents 92% of the districts $561,165.69 year to date revenue.

At month end the District had $670,341.95 in checking, $4,245,155.32 in savings and $2,784,879.26 in trust accounts with Zions Bank for total cash of $7,700,376.53. The majority of the cash in savings is in the Consolitated Corridor District. Of the $4,307,3623.54 in this District, $3,000,000.00 has been pledged by the Authority to be used to complete the South Valley crossing.

Pocatello Development Authority
Profit & Loss by Class
January 2014

	4-Naval Ordinance	6-North Portneuf	7-Pocatello Regional Airport	TOTAL
Ordinary Income/Expense				
Income				
Interest Income	0.00	0.00	0.00	145.32
Loan Interest Income	0.00	0.00	0.00	828.38
Principal recieved on notes	0.00	0.00	0.00	171.62
Property Taxes	49,047.67	1,921.16	55,722.69	640,419.41
Total Income	49,047.67	1,921.16	55,722.69	641,564.73
Gross Profit	49,047.67	1,921.16	55,722.69	641,564.73
Expense				
Administrative	0.00	0.00	0.00	645.08
Economic Grants Issued	0.00	0.00	0.00	122,014.96
Professional Services				
Other Professional Services	0.00	0.00	0.00	4,450.00
Total Professional Services	0.00	0.00	0.00	4,450.00
Total Expense	0.00	0.00	0.00	127,110.04
Net Ordinary Income	49,047.67	1,921.16	55,722.69	514,454.69
Net Income	**49,047.67**	**1,921.16**	**55,722.69**	**514,454.69**

Pocatello Development Authority
Profit & Loss by Class
October 2013 through January 2014

	1-General Fund	2-Central Corridor	3-North Yellowstone
Ordinary Income/Expense			
Income			
Interest Income	13.69	415.45	146.24
Loan Interest Income	0.00	3,317.78	0.00
Principal recieved on notes	0.00	682.22	0.00
Property Taxes	0.00	17,174.00	569,364.38
Total Income	13.69	21,589.45	569,510.62
Gross Profit	13.69	21,589.45	569,510.62
Expense			
Administrative	924.63	0.00	0.00
Dues and Memberships	1,750.00	0.00	0.00
Economic Grants Issued	0.00	0.00	122,014.96
Professional Services			
Engineering Services	0.00	0.00	0.00
Other Professional Services	0.00	0.00	4,450.00
Total Professional Services	0.00	0.00	4,450.00
Total Expense	2,674.63	0.00	126,464.96
Net Ordinary Income	-2,660.94	21,589.45	443,045.66
Net Income	**-2,660.94**	**21,589.45**	**443,045.66**

Pocatello Development Authority
Profit & Loss by Class
October 2013 through January 2014

	4-Naval Ordinance	6-North Portneuf	7-Pocatello Regional Airport	TOTAL
Ordinary Income/Expense				
Income				
Interest Income	0.00	0.00	0.00	575.38
Loan Interest Income	0.00	0.00	0.00	3,317.78
Principal recieved on notes	0.00	0.00	0.00	682.22
Property Taxes	49,047.67	1,921.16	55,722.69	693,229.90
Total Income	49,047.67	1,921.16	55,722.69	697,805.28
Gross Profit	49,047.67	1,921.16	55,722.69	697,805.28
Expense				
Administrative	0.00	0.00	0.00	924.63
Dues and Memberships	0.00	0.00	0.00	1,750.00
Economic Grants Issued	0.00	0.00	0.00	122,014.96
Professional Services				
Engineering Services	0.00	0.00	7,500.00	7,500.00
Other Professional Services	0.00	0.00	0.00	4,450.00
Total Professional Services	0.00	0.00	7,500.00	11,950.00
Total Expense	0.00	0.00	7,500.00	136,639.59
Net Ordinary Income	49,047.67	1,921.16	48,222.69	561,165.69
Net Income	**49,047.67**	**1,921.16**	**48,222.69**	**561,165.69**

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, Idaho
P.O. Box 4169
Pocatello, ID 83205-4169

Invoice#: **G3857**
PO#:
Date: 02/07/14

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.

Grand Total	**$2,500.00**
	$0.00
	$0.00
Balance Due	**$2,500.00**

Bond: Parity Lien Sewer Revenue Refunding Bonds, Series 2012
PAR: $13,730,000.00
trol#: 8.00
Report#: 1010763

Description		Amount
Arbitrage Rebate Calculation Interim	12/20/12 - 09/30/13	$1,000.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
	Total	**$1,000.00**
		$0.00
		$0.00
	Subtotal	**$1,000.00**

Bond: Pocatello Development Authority, Revenue Allocation (Tax Increment) Refunding Bonds, 2012 Series A
PAR: $6,775,000.00
Control#: 9.00
Report#: 1010764

Description		Amount
Arbitrage Rebate Calculation Interim	01/24/13 - 01/24/14	$1,000.00
One-Time Initial Set-up Fee		$250.00
Transferred Proceeds Allocations		$250.00
		$0.00
		$0.00
		$0.00
	Total	**$1,500.00**
		$0.00
		$0.00
	Subtotal	**$1,500.00**

Total $3450.00

February 05, 2014

Mr. Jerry E. Higgins, CPA, Treasurer
Pocatello Development Authority
P.O. Box 4169
Pocatello, Idaho 83205-4169

TRANSMITTAL LETTER

CONTROL #9.00
$6,775,000.00
POCATELLO DEVELOPMENT AUTHORITY
REVENUE ALLOCATION (TAX INCREMENT) REFUNDING BONDS
2012 SERIES A
DATE OF ISSUE: JANUARY 24, 2013
ARBITRAGE REBATE CALCULATIONS
FOR THE COMPUTATION PERIOD
JANUARY 24, 2013 TO JANUARY 24, 2014
AS OF THE DATE OF THIS REPORT
FEBRUARY 05, 2014

We have enclosed the arbitrage rebate calculation report (together with Exhibits thereto, the "Report") for the above-referenced issue of tax-exempt debt ("Debt"). As explained in more detail in this Report, ***there is no Contingent Rebatable Arbitrage with respect to the Debt for the above-referenced Computation Period.*** There are no filing requirements regarding arbitrage rebate with the United States Treasury, Internal Revenue Service ("IRS") as of the date of this Report, and therefore, nothing should be filed with the IRS as of this time.

Please note that the 5th Year IRS filing date is 60 days from January 24, 2018. If you have any questions regarding this Report and related matters please call *Robert Goubert* or *Carol Huller* at (800) 672-9993 ext. 7536. We will be happy to discuss any aspect of these calculations.

Very truly yours,

ARBITRAGE COMPLIANCE SPECIALISTS, INC.

Arbitrage Compliance Specialists, Inc.

February 05, 2014

Pocatello Development Authority ("Issuer")
P.O. Box 4169
Pocatello, Idaho 83205-4169

CONTROL #9.00
$6,775,000.00
POCATELLO DEVELOPMENT AUTHORITY
REVENUE ALLOCATION (TAX INCREMENT) REFUNDING BONDS
2012 SERIES A
DATE OF ISSUE: JANUARY 24, 2013
ARBITRAGE REBATE CALCULATIONS
FOR THE COMPUTATION PERIOD
JANUARY 24, 2013 TO JANUARY 24, 2014
AS OF THE DATE OF THIS REPORT
FEBRUARY 05, 2014

At your request, Arbitrage Compliance Specialists, Inc. ("ACS") has prepared computations pertaining to the amount of the contingent rebatable arbitrage ("Contingent Rebatable Arbitrage") for the Issuer, with respect to the above-referenced issue of tax-exempt debt ("Debt") for the above-referenced computation period ("Computation Period"). The computations following as Exhibits (together with the letter, the "Report") have been performed by ACS and are based upon the limited scope of ACS' engagement with information, instructions, assumptions and representations as provided to ACS by the Issuer. The computations reflected in the Exhibits of this Report are summarized as follows:

1. The yield on the Debt is 2.84993%.

2. The yield on the investments is 0.128981035%.

3. Total Contingent Rebatable Arbitrage ($174,537.79)

For purposes of these calculations, we have allocated the Reserve Fund to reflect that portion that is subject to rebate for the Debt. Using procedures, which ACS has developed for calculating arbitrage rebate, ACS has computed the amount of the Contingent Rebatable Arbitrage with respect to the Debt for the Computation Period in accordance with the applicable provisions of the Internal Revenue Code of 1986, as amended and the Treasury Regulations applicable to the Debt.

ARBITRAGE COMPLIANCE SPECIALISTS, INC.

BY: _____
Ira B. Sacks, CPA, Director
PTIN: P01247303

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, Idaho
P.O. Box 4169
Pocatello, ID 83205-4169

Invoice#: **1010590**
PO#:
Date: 12/30/13
Control#: 5.50
PAR: $7,755,000.00
Bond: Pocatello Development Authority, Revenue Allocation (Tax Increment) Bonds, 2004 Series A

Description		Amount
Arbitrage Rebate Calculation Interim	12/23/11 - 12/23/13	$2,125.00
Transferred Proceeds Allocations on Reserve Fund		$250.00
		$0.00
		$0.00
		$0.00
		$0.00
	Total	**$2,375.00**
	Less Discounts	$425.00
	Less Pre-payment	$0.00
	Balance Due	**$1,950.00**

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.

Date: 1/16/2014
Acct. No: _____
Proj. Acct No: _____
Transaction Amt: 1,950.00
Appr. By: _____
Group No/Seq No: _____

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: 102137

Date: 12/31/2013

ID: 06787
POCATELLO
DEVELOPMENT AUTHORITY

911 N 7TH
POCATELLO, ID 83205

For professional service rendered as follows:

Professional services related to audit of financial statements (includes out of pocket costs for report processing, postage and supplies of $140.)	4,150.00

Billed Time & Expenses	$4,150.00
Invoice Total	$4,150.00

Please return this portion with payment.

Invoice: 102137

Date: 12/31/2013

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

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.

Xcell Engineering, LC
260 Laurel Lane
Chubbuck, ID 83202

Date 2/13/2014
Invoice # 2459

Bill To
City of Pocatello
Merrill Quayle
Planning & Developement Services
PO Box 4169
Pocatello, Idaho 83205

Ship To
City of Pocatello
Merrill Quayle
Planning & Developement Services
911 N. 7th Avenue
Pocatello, Idaho 83205

P.O. # P14039
Terms Due on receipt

Ship Date 2/13/2014
Due Date 2/13/2014
Other

Item	Description	Qty	Price	Amount
GEE Eval	Geotechnical Engineering Evaluation Pocatello Airport industrial Area	1	1,000.00	1,000.00

This invoice is for the geotechnical evaluation for the Pocatello Airport area that was authorized in the January 2014 PDA meeting not to exceed $1000.00 I have received the evaluation and find that it contains the requested information that will assist in preliminary development efforts at the Pocatello Airport.
2/14/2014 Merril Quayle

Subtotal	$1,000.00
Sales Tax (0.0%)	$0.00
Total	$1,000.00
Payments/Credits	$0.00
Balance Due	$1,000.00

Xcell Engineering, LC
xcelleng@qwestoffice.net
(208) 237-5900
(208) 237-5925

GENERAL DISCUSSION ITEMS

Olsen, Tiffany

ɔm: Olsen, Tiffany
.nt: Tuesday, February 04, 2014 1:14 PM
To: Olsen, Tiffany
Subject: Request for VOTE: Idaho Power Study and Conceptual Design (Airport)
Attachments: IdahoPower.requestemailvote2-4-14.pdf

The following email is being sent on behalf of Lon Crowell, PDA Executive Director, and asks that each Commissioner vote on the request:

Dear PDA Board Members,

Attached is information from Idaho Power requesting to fund a study and conceptual design. Idaho Power requires every "applicant" *(in this case the City of Pocatello and the Pocatello Regional Airport)* to pre-fund a preliminary study/conceptual engineering design, followed by further electrical engineering review and a construction engineering design, and the construction of power requirement to the applicant's property. The required fee is $1,500 for the preliminary study/conceptual design only. The purpose of the power is to provide required services to the prospective industrial manufacturer that is trying to locate at the airport. Any future manufacturer requiring moderate power locating at the airport will require this same process and power, at minimum.

The power supply at the airport is inadequate for the prospective industrial manufacturer and any other potential lessee of a similar use. A significant number of manufacturers at present cannot operate with power that is not 100% reliable and sufficient enough to provide minimum power needs at full capacity. The Airport ˙ower does not meet either of these requirements.

Staff is requesting that the PDA consider using Airport TIF funds to fund this request and begin this process so that power may be supplied for the prospect as needed and when needed. There are 2 options at this time.

- **Option 1** would be to bring a distribution line from the DON power plant (FMC) to provide distribution power to the airport. This is adequate for the potential manufacturer and possibly 1-2 more future and similar manufacturers.
- **Option 2** is to construct a new power plant at the airport that will provide all power to all The purpose of the design is obtain an estimate of cost (and design) bringing power to the airport from outlying sources.

Both options may be feasible, one short term, one long term. The final decision will be determined by the Council and our ability to obtain lending and fund. Any portion of the $1,500.00 fee not used for the conceptual design will be reimbursed when completed. Other costs for the remainder of the process will follow when ready and after the PDA has received a copy and information.

Please provide your Vote:

☐ **YES** I vote that the PDA authorize the use of monies from the Airport TIF fund for a study and conceptual design at the Airport, with an engineering assessment deposit of $1,500.00.

Y — Mayor Ware

N — Orr

☐ **NO** I vote that the PDA NOT Authorize the use of monies from the Airport TIF fund for a study and conceptual

Gerry Hill

☐ design at the Airport, with an engineering assessment deposit of $1,500.00.

e vote will be ratified at the next regularly scheduled PDA Meeting on Feb. 19, 2014.

Thank you,
Tiffany

Tiffany G. Olsen
Paralegal/Assistant to the City Attorney
City of Pocatello
911 North 7th, P.O. Box 4169
Pocatello, ID 83205
Telephone: (208) 234-6149
Facsimile: (208) 239-6986

Olsen, Tiffany

om: Crowell, Lonnie
ent: Friday, January 31, 2014 10:02 AM
To: Olsen, Tiffany
Subject: TIF

Tiffany,
I am going to Council next week to discuss a potential area for a future urban renewal area on South 5th. After that, I will need to request from Council the adoption of a resolution declaring the area deteriorated/deteriorating. I will need you to draft that resolution up as soon as you can. You may easily use the very recent resolution that the Council adopted for the Alameda Plaza urban renewal area. I will do the same this time as last, and simply have a map that I will insert rather than the description – this will take long time to draft and after the Council has determined a specific area for us to move forward. Thank you :)

Have an excellent day,

Lon Crowell, AICP
Director
Planning & Development Services
Economic Development, Planning, Development Engineering,
CDBG/HUD, Pocatello Regional Airport

City of Pocatello
911 North 7th Avenue | P.O. Box 4169
Pocatello, Idaho 83205-4169
208-234-6184 | Fax: 208-234-6586
owell@pocatello.us | www.pocatello.us

Y
Mayor
Darlene
Ryan
Cynthia

N
Mike

Olsen, Tiffany

ɔm: Crowell, Lonnie
ɛnt: Monday, February 03, 2014 12:02 PM
To: Olsen, Tiffany
Subject: RE: TIF
Attachments: IdahoPower.pdf

Sounds great, thank you Tiffany. Also, see below. I would either like to send the email below and attachment to the PDA for a vote via email again, ratifying it at the meeting next week, or if Dean is uncomfortable, placing this on the agenda for next week and requesting the PDA vote. Could you run this past Dean and let me know? If he is OK, will you email this to the PDA Board and staff for me? *(staff; you, Dean, Dave Swindell, Jerry Higgins, Merril, myself)*. Thank you Tiffany.

PDA Board,

I am sending over a request from Idaho Power to fund a study and conceptual design. Idaho Power requires every "applicant" *(in this case the City of Pocatello and the Pocatello Regional Airport)* to pre-fund a preliminary study/conceptual engineering design, followed by further electrical engineering review and a construction engineering design, and the construction of power requirement to the applicant's property. The required fee is $1,500 for the preliminary study/conceptual design only. The purpose of the power is to provide required services to the prospective industrial manufacturer that is trying to locate at the airport. Any future manufacturer requiring moderate power locating at the airport will require this same process and power, at minimum.

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Thank You,

Lon Crowell, AICP
Director
Planning & Development Services
Economic Development, Planning, Development Engineering,
CDBG/HUD, Pocatello Regional Airport

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

Tranmer, Dean

From: Olsen, Tiffany
Sent: Monday, February 03, 2014 12:06 PM
To: Tranmer, Dean
Subject: FW: TIF
Attachments: IdahoPower.pdf

From: Crowell, Lonnie
Sent: Monday, February 03, 2014 12:02 PM
To: Olsen, Tiffany
Subject: RE: TIF

Sounds great, thank you Tiffany. Also, see below. I would either like to send the email below and attachment to the PDA for a vote via email again, ratifying it at the meeting next week, or if Dean is uncomfortable, placing this on the agenda for next week and requesting the PDA vote. Could you run this past Dean and let me know? If he is OK, will you email this to the PDA Board and staff for me? *(staff; you, Dean, Dave Swindell, Jerry Higgins, Merril, myself)*. Thank you Tiffany.

PDA Board,

I am sending over a request from Idaho Power to fund a study and conceptual design. Idaho Power requires every "applicant" *(in this case the City of Pocatello and the Pocatello Regional Airport)* to pre-fund a preliminary study/conceptual engineering design, followed by further electrical engineering review and a construction engineering design, and the construction of power requirement to the applicant's property. The required fee is $1,500 for the preliminary study/conceptual design only. The purpose of the power is to provide required services to the prospective industrial manufacturer that is trying to locate at the airport. Any future manufacturer requiring moderate power locating at the airport will require this same process and power, at minimum.

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Staff is requesting that the PDA consider using Airport TIF funds to fund this request and begin this process so that power may be supplied for the prospect as needed and when needed. There are 2 options at this time.

- **Option 1** would be to bring a distribution line from the DON power plant (FMC) to provide distribution power to the airport. This is adequate for the potential manufacturer and possibly 1-2 more future and similar manufacturers.
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Both options may be feasible, one short term, one long term. The final decision will be determined by the Council and our ability to obtain lending and fund. Any portion of the $1,500.00 fee not used for the conceptual design will be reimbursed when completed. Other costs for the remainder of the process will follow when ready and after the PDA has received a copy and information.

Thank You,

Olsen, Tiffany

›m: Olsen, Tiffany
ɛnt: Tuesday, February 04, 2014 10:55 AM
To: Crowell, Lonnie
Cc: Tranmer, Dean
Subject: RE: TIF

Lon,

As I told you after the Staff meeting today, Dean reviewed and approved your request for an email vote regarding the Idaho Power study and conceptual design. I will email the request to the PDA and staff members today. The vote will be ratified at the Feb. 19th meeting and I will place the same on the Agenda.

Dean did have a few questions/comments:

1. He mentioned this study and conceptual design would be useful and good information to have even if the current interested parties do not locate at the Airport.
2. He would like to see an example of the Contract from Idaho Power with deliverables in their "preliminary study/conceptual engineering design".
3. It would be nice to get a "ballpark" cost estimate for the "further electrical engineering review and construction engineering design".
4. Is the power substation that was constructed for Hoku purposes of no value where it is located on City-owned property?
5. What is Idaho Power's definition of "moderate power"?
6. If the PDA approves this study and conceptual design, what is the estimated time of completion?

Thank you,
Tiffany

From: Olsen, Tiffany
Sent: Monday, February 03, 2014 12:06 PM
To: Tranmer, Dean
Subject: FW: TIF

From: Crowell, Lonnie
Sent: Monday, February 03, 2014 12:02 PM
To: Olsen, Tiffany
Subject: RE: TIF

Sounds great, thank you Tiffany. Also, see below. I would either like to send the email below and attachment to the PDA for a vote via email again, ratifying it at the meeting next week, or if Dean is uncomfortable, placing this on the agenda for next week and requesting the PDA vote. Could you run this past Dean and let me know? If he is OK, will you email this to the PDA Board and staff for me? *(staff; you, Dean, Dave Swindell, Jerry Higgins, Merril, myself)*. Thank you Tiffany.

A Board,

Olsen, Tiffany

om: Ryan Ward <RWard@ccb-idaho.com>
ent: Tuesday, February 04, 2014 2:54 PM
To: Olsen, Tiffany
Subject: RE: Request for VOTE: Idaho Power Study and Conceptual Design (Airport)

From: Olsen, Tiffany [mailto:tolsen@pocatello.us]
Sent: Tuesday, February 04, 2014 1:34 PM
To: Crowell, Lonnie; Cynthia Hill; Darlene Gerry; Doran Lambson; Higgins, Jerry; John Regetz; Karl Anderson; Larry Fisher; Kendell, Konni; McCullough, Cindy; Olsen, Tiffany; Orr, Michael; Quayle, Merril; Russ Meyers; Ryan Ward; Swindell, Dave; Tranmer, Dean
Subject: Request for VOTE: Idaho Power Study and Conceptual Design (Airport)

The following email is being sent on behalf of Lon Crowell, PDA Executive Director, and asks that each Commissioner vote on the request:

Dear PDA Board Members,

Attached is information from Idaho Power requesting to fund a study and conceptual design. Idaho Power requires every "applicant" *(in this case the City of Pocatello and the Pocatello Regional Airport)* to pre-fund a preliminary study/conceptual engineering design, followed by further electrical engineering review and a construction engineering design, and the construction of power requirement to the applicant's property. The quired fee is $1,500 for the preliminary study/conceptual design only. The purpose of the power is to provide equired services to the prospective industrial manufacturer that is trying to locate at the airport. Any future manufacturer requiring moderate power locating at the airport will require this same process and power, at minimum.

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Both options may be feasible, one short term, one long term. The final decision will be determined by the Council and our ability to obtain lending and fund. Any portion of the $1,500.00 fee not used for the conceptual design will be reimbursed when completed. Other costs for the remainder of the process will follow when ready and after the PDA has received a copy and information.

ease provide your Vote:

[X]

☐	**YES**	I vote that the PDA authorize the use of monies from the Airport TIF fund for a study and conceptual design at the Airport, with an engineering assessment deposit of $1,500.00.
☐	**NO**	I vote that the PDA NOT Authorize the use of monies from the Airport TIF fund for a study and conceptual design at the Airport, with an engineering assessment deposit of $1,500.00.

The vote will be ratified at the next regularly scheduled PDA Meeting on Feb. 19, 2014.

Thank you,
Tiffany

Tiffany G. Olsen
Paralegal/Assistant to the City Attorney
City of Pocatello
911 North 7th, P.O. Box 4169
Pocatello, ID 83205
Telephone: (208) 234-6149
Facsimile: (208) 239-6986

Olsen, Tiffany

om: Darlene Gerry <dar3839@yahoo.com>
ent: Tuesday, February 04, 2014 1:47 PM
To: Olsen, Tiffany
Subject: Re: Request for VOTE: Idaho Power Study and Conceptual Design (Airport)

Yes.

Darlene Gerry

Sent from my iPad

On Feb 4, 2014, at 1:33 PM, "Olsen, Tiffany" <tolsen@pocatello.us> wrote:

> The following email is being sent on behalf of Lon Crowell, PDA Executive Director, and asks that each Commissioner vote on the request:
>
> Dear PDA Board Members,
>
> Attached is information from Idaho Power requesting to fund a study and conceptual design. Idaho Power requires every "applicant" *(in this case the City of Pocatello and the Pocatello Regional Airport)* to pre-fund a preliminary study/conceptual engineering design, followed by further electrical engineering review and a construction engineering design, and the construction of power requirement to the applicant's property. The required fee is $1,500 for the preliminary study/conceptual design only. The purpose of the power is to provide required services to the prospective industrial manufacturer that is trying to locate at the airport. Any future manufacturer requiring moderate power locating at the airport will require this same process and power, at minimum.
>
> The power supply at the airport is inadequate for the prospective industrial manufacturer and any other potential lessee of a similar use. A significant number of manufacturers at present cannot operate with power that is not 100% reliable and sufficient enough to provide minimum power needs at full capacity. The Airport power does not meet either of these requirements.
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>
> Please provide your Vote:

Olsen, Tiffany

om: Cynthia Hill <hillcynt@isu.edu>
ent: Thursday, February 06, 2014 2:01 PM
To: Olsen, Tiffany
Subject: Re: Request for VOTE: Idaho Power Study and Conceptual Design (Airport)

I am voting YES.

Best,

Cindy Hill

On Tue, Feb 4, 2014 at 1:33 PM, Olsen, Tiffany <tolsen@pocatello.us> wrote:

The following email is being sent on behalf of Lon Crowell, PDA Executive Director, and asks that each Commissioner vote on the request:

Dear PDA Board Members,

Attached is information from Idaho Power requesting to fund a study and conceptual design. Idaho Power requires every "applicant" *(in this case the City of Pocatello and the Pocatello Regional Airport)* to pre-fund a preliminary study/conceptual engineering design, followed by further electrical engineering review and a construction engineering design, and the construction of power requirement to the applicant's property. The required fee is $1,500 for the preliminary study/conceptual design only. The purpose of the power is to provide required services to the prospective industrial manufacturer that is trying to locate at the airport. Any future manufacturer requiring moderate power locating at the airport will require this same process and power, at minimum.

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Olsen, Tiffany

om: Crowell, Lonnie
ent: Tuesday, February 04, 2014 11:42 AM
To: Olsen, Tiffany
Subject: RE: Request for VOTE: Idaho Power Study and Conceptual Design (Airport)

Yes, it looks great. Thank you again Tiffany, I appreciate your help.

Have an excellent day,

Lon Crowell, AICP
Director
Planning & Development Services
Economic Development, Planning, Development Engineering,
CDBG/HUD, Pocatello Regional Airport

City of Pocatello
911 North 7th Avenue | P.O. Box 4169
Pocatello, Idaho 83205-4169
208-234-6184 | Fax: 208-234-6586
lcrowell@pocatello.us | www.pocatello.us

From: Olsen, Tiffany
Sent: Tuesday, February 04, 2014 11:33 AM
To: Crowell, Lonnie
Subject: RE: Request for VOTE: Idaho Power Study and Conceptual Design (Airport)

Okay, I'll note that is his vote. Do you think the way I worded the vote is right so I can send it?

From: Crowell, Lonnie
Sent: Tuesday, February 04, 2014 11:33 AM
To: Olsen, Tiffany
Subject: RE: Request for VOTE: Idaho Power Study and Conceptual Design (Airport)

Tiffany,
The Mayor just responded to me in person with a yes.

Thank You,

Lon Crowell, AICP
Director
Planning & Development Services
Economic Development, Planning, Development Engineering,
CDBG/HUD, Pocatello Regional Airport

City of Pocatello

This was also emailed to you -

Kendell, Konni

om: Olsen, Tiffany
ent: Tuesday, February 04, 2014 1:34 PM
To: Crowell, Lonnie; Cynthia Hill; Darlene Gerry; Doran Lambson; Higgins, Jerry; John Regetz; Karl Anderson; Larry Fisher; Kendell, Konni; McCullough, Cindy; Olsen, Tiffany; Orr, Michael; Quayle, Merril; Russ Meyers; Ryan Ward; Swindell, Dave; Tranmer, Dean
Subject: Request for VOTE: Idaho Power Study and Conceptual Design (Airport)
Attachments: IdahoPower.requestemailvote2-4-14.pdf

The following email is being sent on behalf of Lon Crowell, PDA Executive Director, and asks that each Commissioner vote on the request:

Dear PDA Board Members,

Attached is information from Idaho Power requesting to fund a study and conceptual design. Idaho Power requires every "applicant" *(in this case the City of Pocatello and the Pocatello Regional Airport)* to pre-fund a preliminary study/conceptual engineering design, followed by further electrical engineering review and a construction engineering design, and the construction of power requirement to the applicant's property. The required fee is $1,500 for the preliminary study/conceptual design only. The purpose of the power is to provide required services to the prospective industrial manufacturer that is trying to locate at the airport. Any future manufacturer requiring moderate power locating at the airport will require this same process and power, at minimum.

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Please provide your Vote:

X	**YES**	I vote that the PDA authorize the use of monies from the Airport TIF fund for a study and conceptual design at the Airport, with an engineering assessment deposit of $1,500.00.

☐ **NO** I vote that the PDA NOT Authorize the use of monies from the Airport TIF fund for a study and conceptual design at the Airport, with an engineering assessment deposit of $1,500.00.

The vote will be ratified at the next regularly scheduled PDA Meeting on Feb. 19, 2014.

Thank you,
Tiffany

Tiffany G. Olsen
Paralegal/Assistant to the City Attorney
City of Pocatello
911 North 7th, P.O. Box 4169
Pocatello, ID 83205
Telephone: (208) 234-6149
Facsimile: (208) 239-6986

IDAHO POWER®
An IDACORP Company

1-31-2014

Project Pipe
City of Pocatello
P.O Box 4169
Pocatello, Idaho 83205-4169

Subject: Engineering Assessment Study for Project Pipe

Lon:

Thank you for your interest in locating your project in Idaho Power's service area. The company received information on Project Pipe on January 15,2014 requesting that we supply 1.3 MW to your project located near Pocatello Airport.

Idaho Power will perform an Engineering Assessment of the service request based on the customer information as provided in the attached sheet. The Engineering Assessment generally describes the electrical system impact and will examine possible options and upgrades required to provide the requested service. The assessment will also include conceptual-level cost estimates to implement the upgrades and basic timelines to complete the installation. **The Engineering Assessment provided will be preliminary and, as such, is not final or binding.**

The Engineering Assessment deposit is $1,500. Actual costs will be reconciled upon completion of the assessment and any remaining funds will either be reimbursed or applied toward future engineering or construction costs and any deficiency will be invoiced. The company will complete the Engineering Assessment within 30 buisness days of receiving payment.

To initiate the Engineering Assessment, please submit payment along with the attached invoice. Idaho Power greatly appreciates your business and looks forward to partnering with you toward success.

Sincerely,

Mark J. Lupo

Mark J. Lupo
Community Relations Representative
208-236-7730

cc: Dave Joerger, Regional Manager, Idaho Power
Steven Muse, Regional Customer Relations Manager, Idaho Power
Daniel Arjona, Delivery Engineering and Construction Leader, Idaho Power
Ed Helms, Delivery Projects Manager, Idaho Power

1221 W. Idaho St. (83702)
P.O. Box 70
Boise, ID 83707

IDAHO POWER®
An IDACORP Company

In Account With:

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

Department Operations Accounting

Date January 31, 2014

Work Order-Task

In accordance with your request:

Engineering Assessment Study for Project Pipe

Engineering Assessment Deposit	$	1,500.00
Total Due Idaho Power Company	**$**	**1,500.00**

Payment is due prior to any engineering assessment work being performed. Actual costs will be reconciled upon completion of the study; any remaining funds will either be reimbursed or applied towards future engineering or construction and any deficiency will be invoiced.

Remit Payment to:
Idaho Power Company
Attn: MCR/CRR
301 E. Benton Street
Pocatello, Idaho 83005-4169

Wire Instructions:
Wells Fargo Bank
ABA NO. 121000248

For Credit To:
IDAHO POWER COMPANY
Concentration Account
ACCOUNT NO. 4000033514
REF: COMPANY NAME &
INVOICE NUMBER

Olsen, Tiffany

om:	Orr, Michael
ent:	Wednesday, February 05, 2014 4:03 PM
To:	Olsen, Tiffany
Cc:	Crowell, Lonnie; Cynthia Hill; Darlene Gerry; Doran Lambson; Higgins, Jerry; John Regetz; Karl Anderson; Larry Fisher; Kendell, Konni; McCullough, Cindy; Quayle, Merril; Russ Meyers; Ryan Ward; Swindell, Dave; Tranmer, Dean
Subject:	Re: Request for VOTE: Idaho Power Study and Conceptual Design (Airport)

I am voting NO for multiple reasons.
1. The scope of work is not defined with benchmarks.
2. There are multiple questions that need addressed in a PDA meeting.
3. Idaho Power being a public business should have a estimate of +/- 20%.
4. The mayor is discussing improvements of infrastructure at the airport and these dollars should coordinated as one.

I would ask to wait until the PDA meeting in 2 weeks.
Michael

Sent from my Verizon Wireless 4G LTE DROID

"Olsen, Tiffany" <tolsen@pocatello.us> wrote:

he following email is being sent on behalf of Lon Crowell, PDA Executive Director, and asks that each Commissioner vote on the request:

Dear PDA Board Members,

Attached is information from Idaho Power requesting to fund a study and conceptual design. Idaho Power requires every "applicant" (in this case the City of Pocatello and the Pocatello Regional Airport) to pre-fund a preliminary study/conceptual engineering design, followed by further electrical engineering review and a construction engineering design, and the construction of power requirement to the applicant's property. The required fee is $1,500 for the preliminary study/conceptual design only. The purpose of the power is to provide required services to the prospective industrial manufacturer that is trying to locate at the airport. Any future manufacturer requiring moderate power locating at the airport will require this same process and power, at minimum.

The power supply at the airport is inadequate for the prospective industrial manufacturer and any other potential lessee of a similar use. A significant number of manufacturers at present cannot operate with power that is not 100% reliable and sufficient enough to provide minimum power needs at full capacity. The Airport power does not meet either of these requirements.

Staff is requesting that the PDA consider using Airport TIF funds to fund this request and begin this process so that power may be supplied for the prospect as needed and when needed. There are 2 options at this time.

Option 1 would be to bring a distribution line from the DON power plant (FMC) to provide distribution power to the airport. This is adequate for the potential manufacturer and possibly 1-2 more future and similar manufacturers.

IDAHO POWER®
An IDACORP Company

1-31-2014

Project Pipe
City of Pocatello
P.O Box 4169
Pocatello, Idaho 83205-4169

Subject: Engineering Assessment Study for Project Pipe

Lon:

Thank you for your interest in locating your project in Idaho Power's service area. The company received information on Project Pipe on January 15,2014 requesting that we supply 1.3 MW to your project located near Pocatello Airport.

Idaho Power will perform an Engineering Assessment of the service request based on the customer information as provided in the attached sheet. The Engineering Assessment generally describes the electrical system impact and will examine possible options and upgrades required to provide the requested service. The assessment will also include conceptual-level cost estimates to implement the upgrades and basic timelines to complete the installation. **The Engineering Assessment provided will be preliminary and, as such, is not final or binding.**

The Engineering Assessment deposit is $1,500. Actual costs will be reconciled upon completion of the assessment and any remaining funds will either be reimbursed or applied toward future engineering or construction costs and any deficiency will be invoiced. The company will complete the Engineering Assessment within 30 buisness days of receiving payment.

To initiate the Engineering Assessment, please submit payment along with the attached invoice. Idaho Power greatly appreciates your business and looks forward to partnering with you toward success.

Sincerely,

Mark J. Lupo

Mark J. Lupo
Community Relations Representative
208-236-7730

cc: Dave Joerger, Regional Manager, Idaho Power
Steven Muse, Regional Customer Relations Manager, Idaho Power
Daniel Arjona, Delivery Engineering and Construction Leader, Idaho Power
Ed Helms, Delivery Projects Manager, Idaho Power

1221 W. Idaho St. (83702)
P.O. Box 70
Boise, ID 83707

IDAHO POWER®
An IDACORP Company

In Account With:

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

Department Operations Accounting

Date January 31, 2014

Work Order-Task

In accordance with your request:

Engineering Assessment Study for Project Pipe

Engineering Assessment Deposit	$	1,500.00
Total Due Idaho Power Company	**$**	**1,500.00**

Payment is due prior to any engineering assessment work being performed. Actual costs will be reconciled upon completion of the study; any remaining funds will either be reimbursed or applied towards future engineering or construction and any deficiency will be invoiced.

Remit Payment to:
Idaho Power Company
Attn: MCR/CRR
301 E. Benton Street
Pocatello, Idaho 83005-4169

Wire Instructions:
Wells Fargo Bank
ABA NO. 121000248

For Credit To:
IDAHO POWER COMPANY
Concentration Account
ACCOUNT NO. 4000033514
REF: COMPANY NAME &
INVOICE NUMBER

ITEMS FROM STAFF

Pocatello
Development
Authority

911 North 7th Street
Pocatello, Idaho 83201

An urban renewal agency for the City of Pocatello, Idaho

Memorandum:

To: The Board of Directors of the Pocatello Development Authority

From: Jerry E. Higgins, Treasurer

Purpose: Coversheet and explanation for an Arbitrage Report attached

Attached to this cover sheet is a copy of the arbitrage report on the North Yellowstone Bond issue. This report was generated by Arbitrage Compliance Specialists Inc. (ACSI) and their invoice for this report is also attached.

Internal Revenue Service regulations require that periodic reports be generated which calculate arbitrage e[illegible]ngs or losses on bond issues. Earnings are required to be remitted to the Internal Revenue Service.

Page three of this report discloses that the arbitrage on this bond issue as of December 30, 2013 was a negative $642,254.21. In other words, the interest paid on the bond exceeded interest earnings on proceeds reinvested. The full report is enclosed for your information.

This is a satisfactory report and I would appreciate that the board approve payment of the ACSI invoice in the amount of $1,950.00.

Office (208) 234-6583 . Fax (208)234-6586 . E-mail lcrowell@pocatello.us

CONTROL #5.50
$7,755,000.00
POCATELLO DEVELOPMENT AUTHORITY
REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2004 SERIES A
DATE OF ISSUE: DECEMBER 23, 2004
ARBITRAGE REBATE CALCULATIONS
FOR THE COMPUTATION PERIOD
DECEMBER 23, 2004 TO DECEMBER 23, 2013
AS OF THE DATE OF THIS REPORT
DECEMBER 30, 2013

December 30, 2013

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

TRANSMITTAL LETTER

CONTROL #5.50
$7,755,000.00
POCATELLO DEVELOPMENT AUTHORITY
REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2004 SERIES A
DATE OF ISSUE: DECEMBER 23, 2004
ARBITRAGE REBATE CALCULATIONS
FOR THE COMPUTATION PERIOD
DECEMBER 23, 2004 TO DECEMBER 23, 2013
AS OF THE DATE OF THIS REPORT
DECEMBER 30, 2013

We have enclosed the arbitrage rebate calculation report (together with Exhibits thereto, the "Report") for the above-referenced issue of tax-exempt debt ("Debt"). As explained in more detail in this Report, ***there is no Contingent Rebatable Arbitrage with respect to the Debt for the above-referenced Computation Period.*** There are no filing requirements regarding arbitrage rebate with the United States Treasury, Internal Revenue Service ("IRS") as of the date of this Report, and therefore, nothing should be filed with the IRS as of this time.

Please note that the Final IRS filing date is 60 days from August 01, 2014. If you have any questions regarding this Report and related matters please call *Robert Goubert* or *Carol Huller* at (800) 672-9993 ext. 7536. We will be happy to discuss any aspect of these calculations.

Very truly yours,

ARBITRAGE COMPLIANCE SPECIALISTS, INC.

Arbitrage Compliance Specialists, Inc.

December 30, 2013

Pocatello Development Authority ("Issuer")

City of Pocatello, Idaho ("City")
P.O. Box 4169
Pocatello, Idaho 83205-4169

CONTROL #5.50
$7,755,000.00
POCATELLO DEVELOPMENT AUTHORITY
REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2004 SERIES A
DATE OF ISSUE: DECEMBER 23, 2004
ARBITRAGE REBATE CALCULATIONS
FOR THE COMPUTATION PERIOD
DECEMBER 23, 2004 TO DECEMBER 23, 2013
AS OF THE DATE OF THIS REPORT
DECEMBER 30, 2013

At your request, Arbitrage Compliance Specialists, Inc. ("ACS") has prepared computations pertaining to the amount of the contingent rebatable arbitrage ("Contingent Rebatable Arbitrage") for the City, on behalf of the Issuer, with respect to the above-referenced issue of tax-exempt debt ("Debt") for the above-referenced computation period ("Computation Period"). The computations following as Exhibits (together with the letter, the "Report") have been performed by ACS and are based upon the limited scope of ACS' engagement with information, instructions, assumptions and representations as provided to ACS by the City. The computations reflected in the Exhibits of this Report are summarized as follows:

1. The yield on the Debt is 5.8936%.

2. The yield on the investments is 2.403613926%.

3. Total Contingent Rebatable Arbitrage ($642,254.21)

The Reserve Fund proceeds were transferred to the Series 2012 Refunding Bonds. These proceeds have been included in the calculations and allocated for transferred proceeds to reflect the portion subject to rebate for the Debt. Using procedures, which ACS has developed for calculating arbitrage rebate, ACS has computed the amount of the Contingent Rebatable Arbitrage with respect to the Debt for the Computation Period in accordance with the applicable provisions of the Internal Revenue Code of 1986, as amended and the Treasury Regulations applicable to the Debt.

ARBITRAGE COMPLIANCE SPECIALISTS, INC.

BY: _____

Ira B. Sacks, CPA, Director
PTIN: P01247303

CALCULATION OF REBATE AMOUNT

STARTING 12/23/04 TO 12/23/13
BOND YIELD : 5.893600000%

PERIOD ENDING	RELEVANT CASH FLOW	FUTURE VALUE FACTOR	********** PAST END OF REBATE PERIOD ********** INVESTMENT DESCRIPTION	INVESTMENT YIELD	PRESENT VALUE FACTOR	TOTAL FUTURE VALUE	NUMBER OF DAYS
12/23/04	-7,183,501.83	1.686674689				-12,116,230.72	3240
01/20/05	485,617.48	1.679342968				815,518.30	3213
01/25/05	47,840.52	1.677988744				80,275.85	3208
02/07/05	1,230.13	1.674743058				2,060.15	3196
02/17/05	119,264.69	1.672043117				199,415.70	3186
03/17/05	648,367.44	1.663969381				1,078,863.57	3156
04/22/05	381,459.32	1.654599282				631,162.32	3121
05/02/05	-11,194.66	1.651931815				-18,492.82	3111
05/03/05	11,194.66	1.651665305				18,489.83	3110
05/19/05	258,580.75	1.647406988				425,987.73	3094
06/16/05	237,289.67	1.640245958				389,213.42	3067
07/21/05	387,926.60	1.631009449				632,711.95	3032
07/25/05	221,678.54	1.629957166				361,326.52	3028
08/01/05	9,740.23	1.628380013				15,860.80	3022
08/17/05	433,396.81	1.624181730				703,915.18	3006
09/22/05	705,137.72	1.615035682				1,138,822.58	2971
10/20/05	284,509.24	1.607755940				457,421.42	2943
11/17/05	267,840.38	1.600767267				428,750.11	2916
12/22/05	26,992.04	1.591753070				42,964.66	2881
12/23/05	-1,000.00	1.591496269	Computation Date Credit			-1,591.50	2880
01/19/06	200,572.71	1.584833959				317,874.44	2854
01/25/06	226,662.50	1.583300468				358,874.84	2848
02/01/06	10,006.75	1.581768460				15,828.36	2842
03/16/06	3,816.00	1.570325557				5,992.36	2797
07/25/06	226,496.76	1.537979294				348,347.33	2668
08/01/06	10,006.75	1.536491139				15,375.28	2662
08/02/06	8,860.43	1.536243254				13,611.78	2661
10/19/06	480.00	1.517275660				728.29	2584
11/21/06	-60,583.00	1.509462077				-91,447.74	2552
12/23/06	-1,000.00	1.501688731	Computation Date Credit			-1,501.69	2520
01/18/07	15,525.14	1.495643668				23,220.08	2495
01/25/07	180,578.59	1.493955416				269,776.36	2488
02/22/07	101,896.00	1.487461416				151,566.37	2461
03/23/07	6,195.90	1.480040146				9,170.18	2430
04/19/07	124,641.65	1.473844413				183,702.40	2404
05/22/07	46,540.50	1.466017935				68,229.21	2371
06/22/07	72,360.90	1.458939026				105,570.14	2341
07/27/07	448,865.05	1.450723488				651,179.07	2306
08/01/07	605,895.31	1.449787520				878,419.46	2302
08/20/07	33,099.81	1.445349912				47,840.81	2283
12/23/07	-1,400.00	1.416948998	Computation Date Credit			-1,983.73	2160
02/20/08	13,264.39	1.403977503				18,622.91	2103
08/20/08	5,446.26	1.363789358				7,427.55	1923
12/23/08	-1,430.00	1.336991097	Computation Date Credit			-1,911.90	1800
02/20/09	1,726.25	1.324751579				2,286.85	1743
08/20/09	33.90	1.286831236				43.62	1563
10/01/09	0.00	1.278346736				0.00	1522
11/02/09	0.00	1.271968785				0.00	1491
12/01/09	5.61	1.266031126				7.10	1462
12/02/09	-5.61	1.265826874				-7.10	1461
12/23/09	-1,490.00	1.261545191	Computation Date Credit			-1,879.70	1440
01/04/10	0.00	1.259308188				0.00	1429
02/01/10	0.00	1.253834164				0.00	1402
02/22/10	34.38	1.249593047				42.96	1381
03/01/10	0.00	1.247779819				0.00	1372
04/01/10	0.00	1.241754708				0.00	1342
05/03/10	0.00	1.235359987				0.00	1310
06/01/10	0.00	1.229791626				0.00	1282
07/01/10	0.00	1.223853374				0.00	1252
08/02/10	0.00	1.217747303				0.00	1221
08/20/10	33.82	1.214215832				41.06	1203
09/01/10	5.79	1.212062754				7.02	1192

CALCULATION OF REBATE AMOUNT

STARTING 12/23/04 TO 12/23/13
BOND YIELD : 5.893600000%

PERIOD ENDING	RELEVANT CASH FLOW	FUTURE VALUE FACTOR	********** PAST END OF REBATE PERIOD ********** INVESTMENT DESCRIPTION	INVESTMENT YIELD	PRESENT VALUE FACTOR	TOTAL FUTURE VALUE	NUMBER OF DAYS
10/01/10	5.61	1.206210109				6.77	1162
11/01/10	5.79	1.200385724				6.95	1132
12/01/10	5.61	1.194589464				6.70	1102
12/23/10	-1,500.00	1.190356669	Computation Date Credit			-1,785.54	1080
01/03/11	5.79	1.188437632				6.88	1070
02/01/11	5.79	1.183080772				6.85	1042
03/01/11	5.23	1.177368072				6.16	1012
04/01/11	5.79	1.171682956				6.78	982
05/02/11	5.61	1.165837174				6.54	951
06/01/11	5.79	1.160394946				6.72	922
07/01/11	5.61	1.154791787				6.48	892
08/01/11	5.79	1.149215685				6.65	862
09/01/11	5.79	1.143666507				6.62	832
10/03/11	5.61	1.137776915				6.38	800
11/01/11	5.79	1.132648408				6.56	772
12/01/11	5.61	1.127179228				6.32	742
12/23/11	-1,520.00	1.123185288	Computation Date Credit			-1,707.24	720
01/03/12	5.79	1.121374542				6.49	710
02/01/12	5.79	1.116319968				6.46	682
03/01/12	5.42	1.110929633				6.02	652
04/02/12	5.79	1.105386962				6.40	621
05/01/12	5.61	1.100226921				6.17	592
06/01/12	5.79	1.094914294				6.34	562
07/02/12	5.61	1.089451527				6.11	531
08/01/12	5.79	1.084365874				6.28	502
09/04/12	5.79	1.078607623				6.25	469
10/01/12	5.61	1.073919078				6.02	442
11/01/12	5.79	1.068733483				6.19	412
12/03/12	5.61	1.063229777				5.96	380
12/14/12	0.00	1.061344432				0.00	369
12/23/12	-1,550.00	1.059804363	Computation Date Credit			-1,642.70	360
01/02/13	2.43	1.058266529				2.57	351
01/03/13	-2.43	1.058095797				-2.57	350
01/24/13	0.15	1.054516768				0.16	329
01/31/13	116.74	1.053496413				122.99	323
02/21/13	11.61	1.049932942				12.19	302
07/31/13	677,841.93	1.023340612				693,663.18	143
08/01/13	-650,523.76	1.023175514				-665,599.98	142
08/29/13	64.76	1.018563570				65.96	114
12/23/13	650,510.87	1.000000000				650,510.87	0
12/23/13	-1,590.00	1.000000000	Computation Date Credit			-1,590.00	0
01/31/14	112.15		TRANSFER TO 2012 ESCROW	0.12959524	0.999866857	112.14	-37
07/31/14	3,913.69		TRANSFER TO 2012 ESCROW	0.12959524	0.999219387	3,910.63	-217
	285,554.01					-642,254.21	

NO REBATE REQUIRED : -642,254.21

LISTING OF INVESTMENTS BY FUND

CONST/CAP i/COI FUND
1. WELLS FARGO MMF

RESERVE FUND
2. WELLS FARGO MMF
3. TRANSFER TO 2012 RESERVE
4. TRANSFER TO 2012 ESCROW

REBATE FUND
5. BALANCE

BOND FUND
6. BONA FIDE

PROOF OF INVESTMENT YIELD

INVESTMENT YIELD : 2.403613926%

PERIOD ENDING	INVESTMENTS	PRESENT VALUE FACTOR	PRESENT VALUE	PROCEEDS	PRESENT VALUE FACTOR	PRESENT VALUE
12/23/04	-7,183,501.83	1.239906123	-8,906,867.90		1.239906123	
01/20/05		1.237686245		485,617.48	1.237686245	601,042.08
01/25/05		1.237275593		47,840.52	1.237275593	59,191.91
02/07/05		1.236290584		1,230.13	1.236290584	1,520.80
02/17/05		1.235470342		119,264.69	1.235470342	147,347.99
03/17/05		1.233012880		648,367.44	1.233012880	799,445.40
04/22/05		1.230152019		381,459.32	1.230152019	469,252.95
05/02/05	-11,194.66	1.229335850	-13,762.00		1.229335850	
05/03/05		1.229254263		11,194.66	1.229254263	13,761.08
05/19/05		1.227949605		258,580.75	1.227949605	317,524.13
06/16/05		1.225751134		237,289.67	1.225751134	290,858.08
07/21/05		1.222907121		387,926.60	1.222907121	474,398.20
07/25/05		1.222582511		221,678.54	1.222582511	271,020.31
08/01/05		1.222095759		9,740.23	1.222095759	11,903.49
08/17/05		1.220798698		433,396.81	1.220798698	529,090.26
09/22/05		1.217966176		705,137.72	1.217966176	858,833.89
10/20/05		1.215704892		284,509.24	1.215704892	345,879.27
11/17/05		1.213528343		267,840.38	1.213528343	325,031.89
12/22/05		1.210712690		26,992.04	1.210712690	32,679.61
01/19/06		1.208545079		200,572.71	1.208545079	242,401.16
01/25/06		1.208063915		226,662.50	1.208063915	273,822.79
02/01/06		1.207582943		10,006.75	1.207582943	12,083.98
03/16/06		1.203981748		3,816.00	1.203981748	4,594.39
07/25/06		1.193717732		226,496.76	1.193717732	270,373.20
08/01/06		1.193242472		10,006.75	1.193242472	11,940.48
08/02/06		1.193163280		8,860.43	1.193163280	10,571.94
10/19/06		1.187081274		480.00	1.187081274	569.80
11/21/06	-60,583.00	1.184562815	-71,764.37		1.184562815	
01/18/07		1.180090038		15,525.14	1.180090038	18,321.06
01/25/07		1.179541915		180,578.59	1.179541915	213,000.02
02/22/07		1.177430112		101,896.00	1.177430112	119,975.42
03/23/07		1.175010110		6,195.90	1.175010110	7,280.25
04/19/07		1.172984267		124,641.65	1.172984267	146,202.69
05/22/07		1.170418034		46,540.50	1.170418034	54,471.84
06/22/07		1.168089967		72,360.90	1.168089967	84,524.04
07/27/07		1.165379741		448,865.05	1.165379741	523,098.24
08/01/07		1.165070401		605,895.31	1.165070401	705,910.69
08/20/07		1.163602160		33,099.81	1.163602160	38,515.01
02/20/08		1.149783976		13,264.39	1.149783976	15,251.18
08/20/08		1.136129888		5,446.26	1.136129888	6,187.66
02/20/09		1.122637947		1,726.25	1.122637947	1,937.95
08/20/09		1.109306228		33.90	1.109306228	37.61
10/01/09		1.106291764			1.106291764	
11/02/09		1.104017975			1.104017975	
12/01/09		1.101895113		5.61	1.101895113	6.18
12/02/09	-5.61	1.101821984	-6.18		1.101821984	
01/04/10		1.099484407			1.099484407	
02/01/10		1.097515935			1.097515935	
02/22/10		1.095987338		34.38	1.095987338	37.68
03/01/10		1.095332877			1.095332877	
04/01/10		1.093154161			1.093154161	
05/03/10		1.090834974			1.090834974	
06/01/10		1.088809722			1.088809722	
07/01/10		1.086643981			1.086643981	
08/02/10		1.084410575			1.084410575	
08/20/10		1.083115865		33.82	1.083115865	36.63
09/01/10		1.082325415		5.79	1.082325415	6.27
10/01/10		1.080172572		5.61	1.080172572	6.06
11/01/10		1.078024011		5.79	1.078024011	6.24
12/01/10		1.075879724		5.61	1.075879724	6.04
01/03/11		1.073597186		5.79	1.073597186	6.22
02/01/11		1.071603938		5.79	1.071603938	6.20
03/01/11		1.069472421		5.23	1.069472421	5.59
04/01/11		1.067345144		5.79	1.067345144	6.18

ARBITRAGE COMPLIANCE SPECIALISTS, INC.

$7,755,000
POCATELLO DEVELOPMENT AUTHORITY
REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2004 SERIES A

PROOF OF INVESTMENT YIELD

INVESTMENT YIELD : 2.403613926%

PERIOD ENDING	INVESTMENTS	PRESENT VALUE FACTOR	PRESENT VALUE	PROCEEDS	PRESENT VALUE FACTOR	PRESENT VALUE
05/02/11		1.065151403		5.61	1.065151403	5.98
06/01/11		1.063103275		5.79	1.063103275	6.16
07/01/11		1.060988667		5.61	1.060988667	5.95
08/01/11		1.058878265		5.79	1.058878265	6.13
09/01/11		1.056772061		5.79	1.056772061	6.12
10/03/11		1.054530060		5.61	1.054530060	5.92
11/01/11		1.052572212		5.79	1.052572212	6.09
12/01/11		1.050478551		5.61	1.050478551	5.89
01/03/12		1.048249902		5.79	1.048249902	6.07
02/01/12		1.046303714		5.79	1.046303714	6.06
03/01/12		1.044222522		5.42	1.044222522	5.66
04/02/12		1.042076305		5.79	1.042076305	6.03
05/01/12		1.040072548		5.61	1.040072548	5.83
06/01/12		1.038003749		5.79	1.038003749	6.01
07/02/12		1.035870314		5.61	1.035870314	5.81
08/01/12		1.033878490		5.79	1.033878490	5.99
09/04/12		1.031616590		5.79	1.031616590	5.97
10/01/12		1.029769626		5.61	1.029769626	5.78
11/01/12		1.027721321		5.79	1.027721321	5.95
12/03/12		1.025540953		5.61	1.025540953	5.75
12/14/12		1.024792521			1.024792521	
01/02/13		1.023568991		2.43	1.023568991	2.49
01/03/13	-2.43	1.023501060	-2.49		1.023501060	
01/24/13		1.022075549		0.15	1.022075549	0.15
01/31/13		1.021668625		116.74	1.021668625	119.27
02/21/13		1.020245667		11.61	1.020245667	11.85
07/31/13		1.009535952		677,841.93	1.009535952	684,305.80
08/01/13	-650,523.76	1.009468952	-656,683.53		1.009468952	
08/29/13		1.007594765		64.76	1.007594765	65.25
12/23/13		1.000000000		650,510.87	1.000000000	650,510.87
01/31/14		0.997547358		112.15	0.997547358	111.87
07/31/14		0.985701134		3,913.69	0.985701134	3,857.73
	-7,905,811.29		-9,649,086.47	8,203,845.30		9,649,086.47

INVESTMENT DETAIL - CONST/CAP i/COI FUND

WELLS FARGO MMF
NET : 209,056.11
YIELD (Computed): 3.13526

Date	Transaction Amt
12/23/04	-7,073,100.00
12/23/04	27,500.00
12/23/04	7,500.00
12/23/04	116,325.00
12/23/04	415,423.17
12/23/04	4,750.00
01/20/05	485,617.48
01/25/05	47,840.52
02/17/05	119,264.69
03/17/05	648,367.44
04/22/05	381,459.32
05/02/05	-9,871.91
05/03/05	9,871.91
05/19/05	258,580.75
06/16/05	237,289.67
07/21/05	387,926.60
07/25/05	221,678.54
08/01/05	4,812.73
08/17/05	433,396.81
09/22/05	705,137.72
10/20/05	284,509.24
11/17/05	267,840.38
12/22/05	26,992.04
01/19/06	200,572.71
01/25/06	226,662.50
03/16/06	3,816.00
07/25/06	226,496.76
10/19/06	480.00
11/21/06	-60,583.00
01/18/07	15,525.14
01/25/07	180,578.59
02/22/07	101,896.00
03/23/07	6,195.90
04/19/07	124,641.65
05/22/07	46,540.50
06/22/07	72,360.90
07/27/07	448,865.05
08/01/07	605,895.31

$7,755,000
POCATELLO DEVELOPMENT AUTHORITY
REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2004 SERIES A

INVESTMENT DETAIL - RESERVE FUND

WELLS FARGO MMF
NET : 88,832.19
YIELD (Computed): 1.68686

Date	Transaction Amt	
12/23/04	-681,900.00	
02/07/05	1,230.13	
05/02/05	-1,322.75	
05/03/05	1,322.75	
08/01/05	1,547.15	
08/01/05	3,380.35	
02/01/06	7,873.39	
02/01/06	2,133.36	
08/01/06	7,232.68	
08/01/06	2,774.07	
08/02/06	8,860.43	
08/20/07	33,099.81	
02/20/08	13,264.39	
08/20/08	5,446.26	
02/20/09	1,726.25	
08/20/09	33.90	
10/01/09	-5.61	
10/01/09	5.61	
11/02/09	-5.79	
11/02/09	5.79	
12/01/09	5.61	
12/02/09	-5.61	
01/04/10	-5.79	
01/04/10	5.79	
02/01/10	-5.79	
02/01/10	5.79	
02/22/10	34.38	
03/01/10	5.23	
03/01/10	-5.23	
04/01/10	5.79	
04/01/10	-5.79	
05/03/10	5.61	
05/03/10	-5.61	
06/01/10	5.79	
06/01/10	-5.79	
07/01/10	5.61	
07/01/10	-5.61	
08/02/10	5.79	
08/02/10	-5.79	
08/20/10	33.82	
09/01/10	5.79	
10/01/10	5.61	
11/01/10	5.79	
12/01/10	5.61	
01/03/11	5.79	
02/01/11	5.79	
03/01/11	5.23	
04/01/11	5.79	
05/02/11	5.61	
06/01/11	5.79	
07/01/11	5.61	
08/01/11	5.79	
09/01/11	5.79	
10/03/11	5.61	
11/01/11	5.79	
12/01/11	5.61	
01/03/12	5.79	
02/01/12	5.79	
03/01/12	5.42	
04/02/12	5.79	
05/01/12	5.61	
06/01/12	5.79	
07/02/12	5.61	
08/01/12	5.79	

TRANSFER TO 2012 RESERVE
NET : 137.68
YIELD (Computed): 0.02012

Date	Transaction Amt	
12/14/12	-681,900.00	
01/03/13	-2.43	
01/24/13	4,409.18	
02/21/13	11.61	
07/31/13	677,567.45	
08/01/13	-650,523.76	
08/29/13	64.76	
12/23/13	650,502.64	
12/23/13	8.23	

TRANSFER TO 2012 ESCROW
NET : 8.03
YIELD (Computed): 0.12960

Date	Transaction Amt	
01/24/13	-4,409.03	
01/31/13	116.74	
07/31/13	274.48	
01/31/14	112.15	
07/31/14	3,913.69	

INVESTMENT DETAIL - RESERVE FUND

WELLS FARGO MMF
NET : 88,832.19
YIELD (Computed): 1.68686

Date	Transaction Amt	
09/04/12	5.79	
10/01/12	5.61	
11/01/12	5.79	
12/03/12	5.61	
12/14/12	681,900.00	
01/02/13	2.43	

TRANSFER TO 2012 RESERVE
NET : 137.68
YIELD (Computed): 0.02012

Date	Transaction Amt	

TRANSFER TO 2012 ESCROW
NET : 8.03
YIELD (Computed): 0.12960

Date	Transaction Amt	

$7,755,000
POCATELLO DEVELOPMENT AUTHORITY
REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2004 SERIES A

INVESTMENT DETAIL - REBATE FUND

BALANCE
NET : 0.00
YIELD (Computed): 0.00000

Date	Transaction Amt	
12/23/13	0.00	

INVESTMENT DETAIL - BOND FUND

BONA FIDE
NET : 0.00
YIELD (Computed): 0.00000

Date	Transaction Amt
12/23/13	0.00

Olsen, Tiffany

ɔm: Crowell, Lonnie
ɹnt: Wednesday, January 22, 2014 12:52 PM
To: Ryan Ward
Cc: Olsen, Tiffany
Subject: Northern Gem
Attachments: NG Sites 2 sml.pdf

Ryan,

See attached. Here are all of the pics I could pull together online and with google earth. If I receive more I will send them to you. I am not sure if I can release all of these to the PDA, maybe in an executive session where I can show them on powerpoint. I may even need to blur out the company name until they give me the green light to let them know who it is exactly.

You will see that in every case they are located adjacent to residential housing at one level or another.

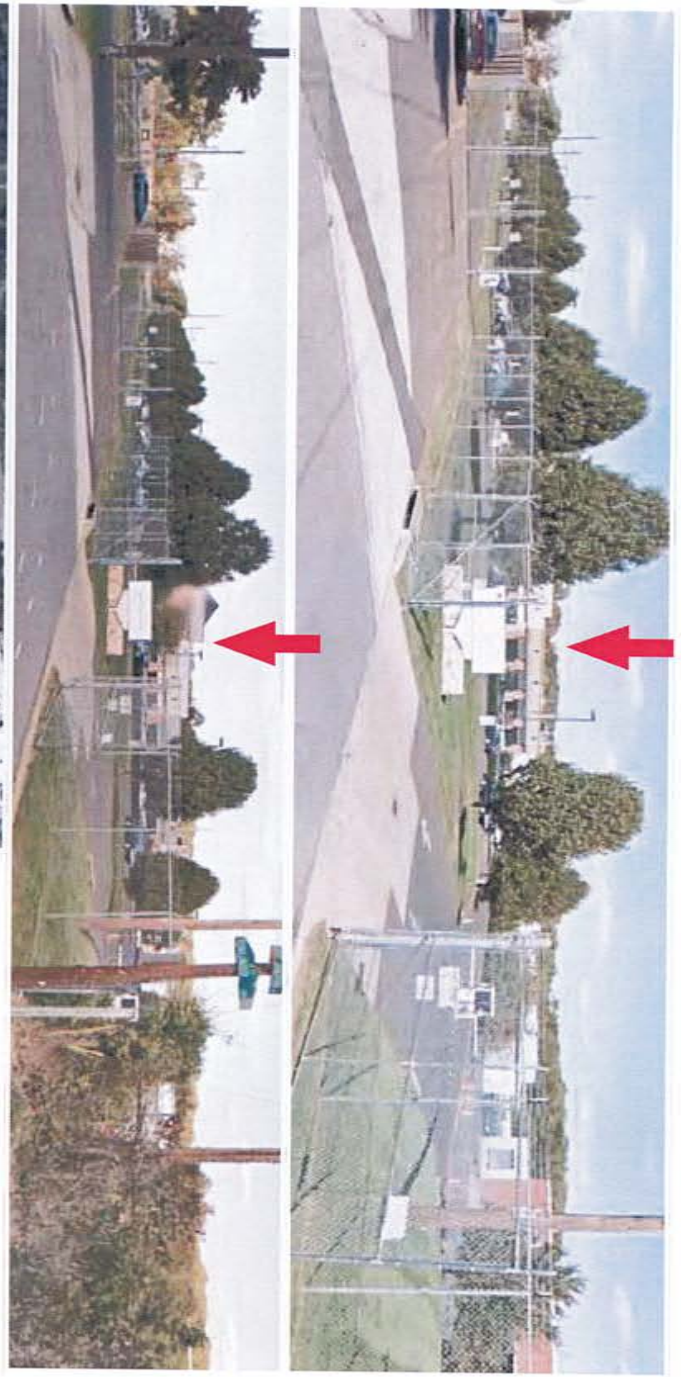
Have an excellent day,

Lon Crowell, AICP
Director
Planning & Development Services
Economic Development, Planning, Development Engineering,
CDBG/HUD, Pocatello Regional Airport

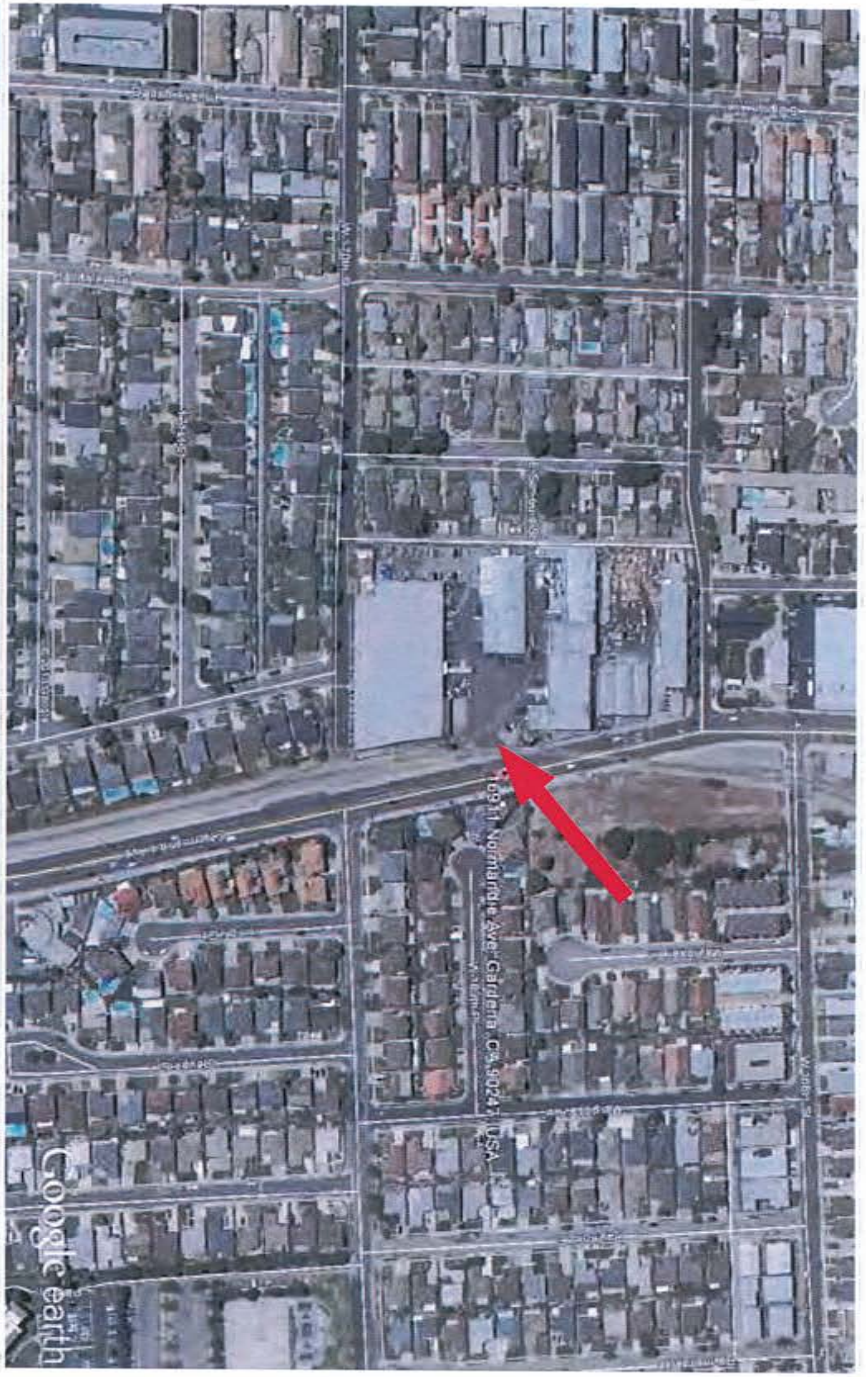
ɔity of Pocatello
. North 7th Avenue | P.O. Box 4169
Pocatello, Idaho 83205-4169
208-234-6184 | Fax: 208-234-6586
lcrowell@pocatello.us | www.pocatello.us

GERMANY, POLAND, HUNGARY, RUSSIA

GERMANY, POLAND, HUNGARY, RUSSIA



PHILADELPHIA, PENNSYLVANIA



GARDENA, CALIFORNIA

PLYMOUTH, INDIANA

Pocatello
Development
Authority

City of Pocatello
911 North 7th Avenue
Pocatello, Idaho 83205

An urban renewal agency for the City of Pocatello, Idaho

January 27, 2014

Representative Ken Andrus
6948 E OLD OREGON TRAIL RD
LAVA HOT SPRINGS ID 83246
kandrus@house.idaho.gov

Dear Representative Andrus,

I would first like to introduce myself. I am currently the Planning & Development Services Director for the City of Pocatello. My department includes Economic Development, Planning, Neighborhood & Housing, Engineering and the Pocatello Regional Airport. My position affords me the opportunity to focus on Economic Development, and as such, I am also volunteered as the Director of the Pocatello Development Authority. This Authority oversees Urban Renewal and Tax Increment Financing Districts *(TIF)* for the City of Pocatello. I also sit on the Redevelopment Association of Idaho and unpretentiously represent Region V in Southeast Idaho of which every County and community is invited to join and participate. I have held these positions for approximately 2.5 years now and have witnessed the importance of urban renewal to our community.

I wanted to provide you with an update of the 2013 urban renewal activities of our Authority and include some insight on what urban renewal has meant to Pocatello over the past four decades. I believe urban renewal is an excellent tool that has not only benefitted Pocatello but provides and avenue for success to every community in Southeast Idaho. In Idaho, it is currently the only economic development tool available to our communities aside from raising property taxes or through property/sales tax bonding.

The Pocatello Development Authority was formed in 1988 to improve economic development and bring employment by providing an avenue for a development to provide much needed public infrastructure over time without bonding. Over the years, Pocatello has had constructed thousands of feet of road, sidewalk, curb & gutter, water & water facilities, sewer & sewer facilities, street lighting and streetscape, fiber optic and other utilities and is helping to fund the much needed South Valley Connector bypass. The City has received well over $100,000.000.00 in increased property valuation due to new construction and new infrastructure which has simply paid for itself over time through the TIF process. The PDA has a current income flow of approximately $1.5 million per year for all active TIF districts which has amounted to hundreds of jobs. We are convinced that our growth and attraction to new and existing companies would not have been possible without this tool.

In addition to public infrastructure, urban renewal has provided a tool which has helped us attract many great industries and retail such as; ON Semiconductor, Costco, ATCO, Lowes, Petersen Inc., Virginia Transformers, Dick's Sporting Goods, Buffalo Wild Wings, Bed Bath & Beyond, Fred Meyer, Eaton Metals, McKenzie River Pub & Pizza, Ballard Medical & Research facility *(now RISE building)*, Hoku and many more. Hoku, one of the more infamous industries that did not survive the global recession, still provided jobs for many years. It is important to note that the City & PDA have not lost one penny to that project still to this day.

We appreciate the opportunity to utilize our urban renewal tool while providing improvements to our community that could not otherwise be afforded. The best part of this tool is that it is still available to every city and county in the State of Idaho. We are more than happy to provide our expertise to any that would like to understand this tool better and I offer my time to do so. I know this will only benefit Idaho and Southeast Idaho as we look to the future and compete globally for jobs and job creators. Please feel free to contact me at any time if you have any questions that I can help you understand better or any questions at all.

Sincerely,

Lon Crowell, Executive Director
Pocatello Development Authority

City of Pocatello
Planning & Development Services Director
Economic Development, Planning, Development Engineering, CDBG/HUD, Pocatello Regional Airport
911 North 7th Avenue | P.O. Box 4169
Pocatello, Idaho 83205-4169
✆ 208-234-6184 | Fax: 208-234-6586
lcrowell@pocatello.us | www.pocatello.us

title	First	Last	address	city
Representative	Ken	Andrus	6948 E OLD OREGON TRAIL RD	LAVA HOT SPRINGS
Representative	Kelly	Packer	PO BOX 147	MCCAMMON
Senator	Roy	Lacey	13774 W TRAIL CREEK RD	POCATELLO
Representative	Carolyn	Meline	655 S 10th AVE	POCATELLO
Representative	Elaine	Smith	3759 Heron Ave	POCATELLO
Senator	John H.	Tippets	610 RED CANYON RD	MONTPELIER
Representative	Marc	Gibbs	632 HWY 34	GRACE
Representative	Thomas F.	Loertscher	1357 BONE RD	IONA
Senator	Steve	Blair	947 W 200 S	BLACKFOOT
Representative	Neil A.	Anderson	71S 700 W	BLACKFOOT
Representative	Julie	VanOrden	425 S 1100 W	PINGREE

st	zip	email
ID	83246	kandrus@house.idaho.gov
ID	83250	kpacker@house.idaho.gov
ID	83204	rlacey@senate.idaho.gov
ID	83201	cmeline@house.idaho.gov
ID	83201	esmith@house.idaho.gov
ID	83241	jtippets@senate.idaho.gov
ID	83241	mgibbs@house.idaho.gov
ID	83427	tloertscher@house.idaho.gov
ID	83221	sbair@senate.idaho.gov
ID	83221	nanderson@house.idaho.gov
ID	83262	jvanorden@house.idaho.gov

Olsen, Tiffany

'om:	Crowell, Lonnie
ent:	Friday, January 24, 2014 5:44 PM
To:	Ryan Ward
Cc:	Olsen, Tiffany
Subject:	Letter of Support
Attachments:	URA Support Letter.docx; 2014 Legislator Contact Information.docx

Ryan,

I have been asked by the RAI to send a letter of support for urban renewal to the legislative reps and senators for Region 5 with regard to urban renewal and from our urban renewal authority. I would like to send the letter attached if you do not have a concern. If this needs to be reviewed by the PDA Board then I am happy to request this. This needs to be pretty quick with the legislative session beginning its process. Region 5 includes Bannock, Power, Oneida, Franklin, Bear Lake, Bingham and Caribou Counties and there are 12 legislators.

Have an excellent day,

Lon Crowell, AICP
Director
Planning & Development Services
Economic Development, Planning, Development Engineering,
CDBG/HUD, Pocatello Regional Airport

City of Pocatello
'1 North 7th Avenue | P.O. Box 4169
catello, Idaho 83205-4169
208-234-6184 | Fax: 208-234-6586
lcrowell@pocatello.us | www.pocatello.us

IDAHO POWER®
An IDACORP Company

Pre-Engineering Estimate

Date: 01/28/2014

Your business is important to us at Idaho Power. We appreciate the opportunity to learn about your project and discuss various options of serving your proposed facility. Based on our discussion and the information available at this time, below is a preliminary pre-engineering estimate of the anticipated costs to serve your proposed facility.

Project / Company Name: Project Pipe
Contact Name: James Rice
Project Location: Pocatello, ID (Airport)
Estimated Load *(Megawatts [MW])*: 1.3 MW
Requested In-Service Date: 06/01/2015

Pre-engineering cost estimate: Single source at distribution level (DONN)

Distribution facilities	$2,260,000
Substation facilities	$385,000
Total	$2,645,000

Pre-engineering cost estimate: New substation, 20 MVA transformer, radial 138kV source

Distribution facilities	$360,000
Transmission facilities	$920,000
Substation facilities	$3,985,000
Total	$5,265,000

These cost estimates are preliminary pre-engineering estimates and, as such, are not final or binding.

A typical project timeline to design, procure materials, and construct facilities when a new substation is involved is in the range of 12 to 18 months. Idaho Power will explore options necessary to meet your project schedule needs.

If you have any questions or would like to conduct an Engineering Assessment to further explore engineering options to serve your needs, please contact me at the number below. We at Idaho Power greatly appreciate your business and look forward to partnering with you to find the best solution.

Mark J. Lupo
Community Relations Representative
(208) 236-7730 Office or (208) 317-5876 Cell
cc: Dave Joerger , Regional Manager, Idaho Power
Steven Muse, Regional Customer Relations Manager, Idaho Power
Daniel Arjona, Delivery Engineering and Construction Leader, Idaho Power
Ed Helms, Delivery Projects Manager, Idaho Power

1221 W. Idaho St. (83702)
P.O. Box 70
Boise, ID 83707

Olsen, Tiffany

ɔm: Crowell, Lonnie
ɔent: Thursday, February 20, 2014 11:11 AM
To: Higgins, Jerry; Olsen, Tiffany
Cc: bpfeiffer@idahopower.com; jburdick@idahopower.com; Mark Lupo (mlupo@idahopower.com)
Subject: FW: Project Pipe Engineering Assessment
Attachments: Engineering Assessment Invoice for Project Pipe.pdf

Jerry,
Please see below and attached. This item was ratified yesterday by the PDA Board. How soon can we provide payment to Idaho Power to get this project rolling?
Thank you,

Have an excellent day,

Lon Crowell, AICP
Director

Planning & Development Services
Economic Development, Planning, Development Engineering, CDBG/HUD, Pocatello Regional Airport

City of Pocatello
411 North 7th Avenue | P.O. Box 4169
Pocatello, ID 83205-4169
208-234-6184 | Fax: 208-234-6586
lcrowell@pocatello.us | www.pocatello.us

From: Pfeiffer, Buzz [mailto:BPfeiffer@idahopower.com]
Sent: Thursday, February 20, 2014 10:50 AM
To: Crowell, Lonnie; Lupo, Mark; Burdick, Jim
Cc: Olsen, Tiffany; Higgins, Jerry
Subject: RE: Project Pipe Engineering Assessment

Hi Lon,

Attached is the Engineering Assessment Invoice.

From the invoice, use account no. 4000033514

Please let me know if you have any questions.

Thanks,
BUZZ

ɪzz Pfeiffer
ʌAJOR CUSTOMER REP
IDAHO POWER

301 E Benton St. | Pocatello, ID | 83201

Work 208-236-7736 Cell 208-313-7719

Email bpfeiffer@idahopower.com

From: Crowell, Lonnie [mailto:lcrowell@pocatello.us]
Sent: Thursday, February 20, 2014 10:18 AM
To: Lupo, Mark; Burdick, Jim
Cc: Pfeiffer, Buzz; Olsen, Tiffany; Higgins, Jerry
Subject: Project Pipe Engineering Assessment

Mark, Jim or Buzz,
Do you happen to have an invoice number and/or project # that can pay the $1,500 toward for project tracking and auditing purposes on our end? I cannot seem to find either on the letters provided.
Thank you,

Have an excellent day,

Lon Crowell, AICP
Director

Planning & Development Services
Economic Development, Planning, Development Engineering, CDBG/HUD, Pocatello Regional Airport

City of Pocatello
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208-234-6184 | Fax: 208-234-6586
lcrowell@pocatello.us | www.pocatello.us

IDAHO POWER®
An IDACORP Company

In Account With:

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

Department Operations Accounting

Date January 31, 2014

Work Order-Task

In accordance with your request:

Engineering Assessment Study for Project Pipe

Engineering Assessment Deposit	$	1,500.00
Total Due Idaho Power Company	**$**	**1,500.00**

Payment is due prior to any engineering assessment work being performed. Actual costs will be reconciled upon completion of the study; any remaining funds will either be reimbursed or applied towards future engineering or construction and any deficiency will be invoiced.

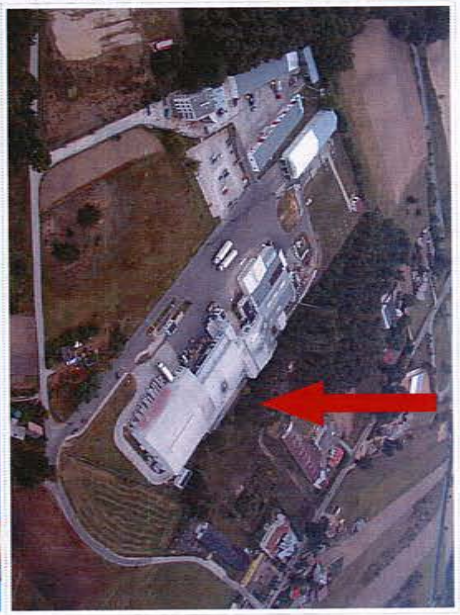
Remit Payment to:
Idaho Power Company
Attn: MCR/CRR
301 E. Benton Street
Pocatello, Idaho 83005-4169

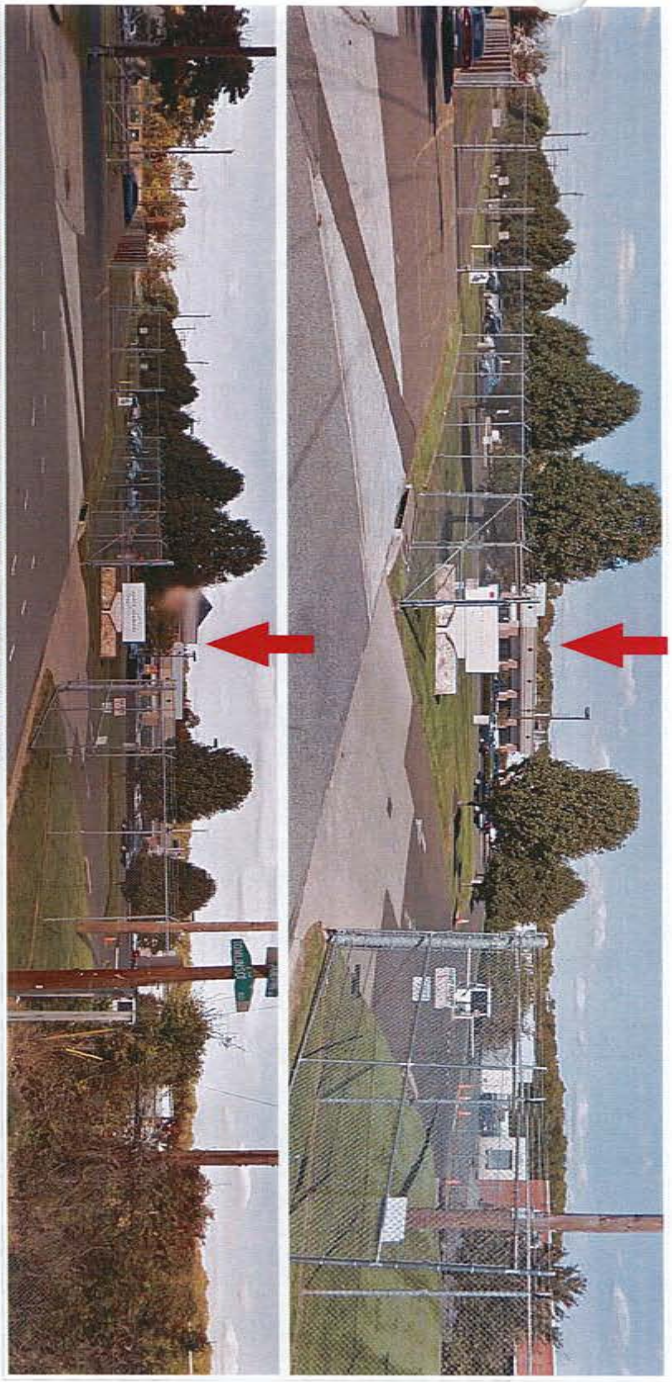
Wire Instructions:
Wells Fargo Bank
ABA NO. 121000248

For Credit To:
IDAHO POWER COMPANY
Concentration Account
ACCOUNT NO. 4000033514
REF: COMPANY NAME &
INVOICE NUMBER

GERMANY, POLAND, HUNGARY, RUSSIA

GERMANY, POLAND, HUNGARY, RUSSIA





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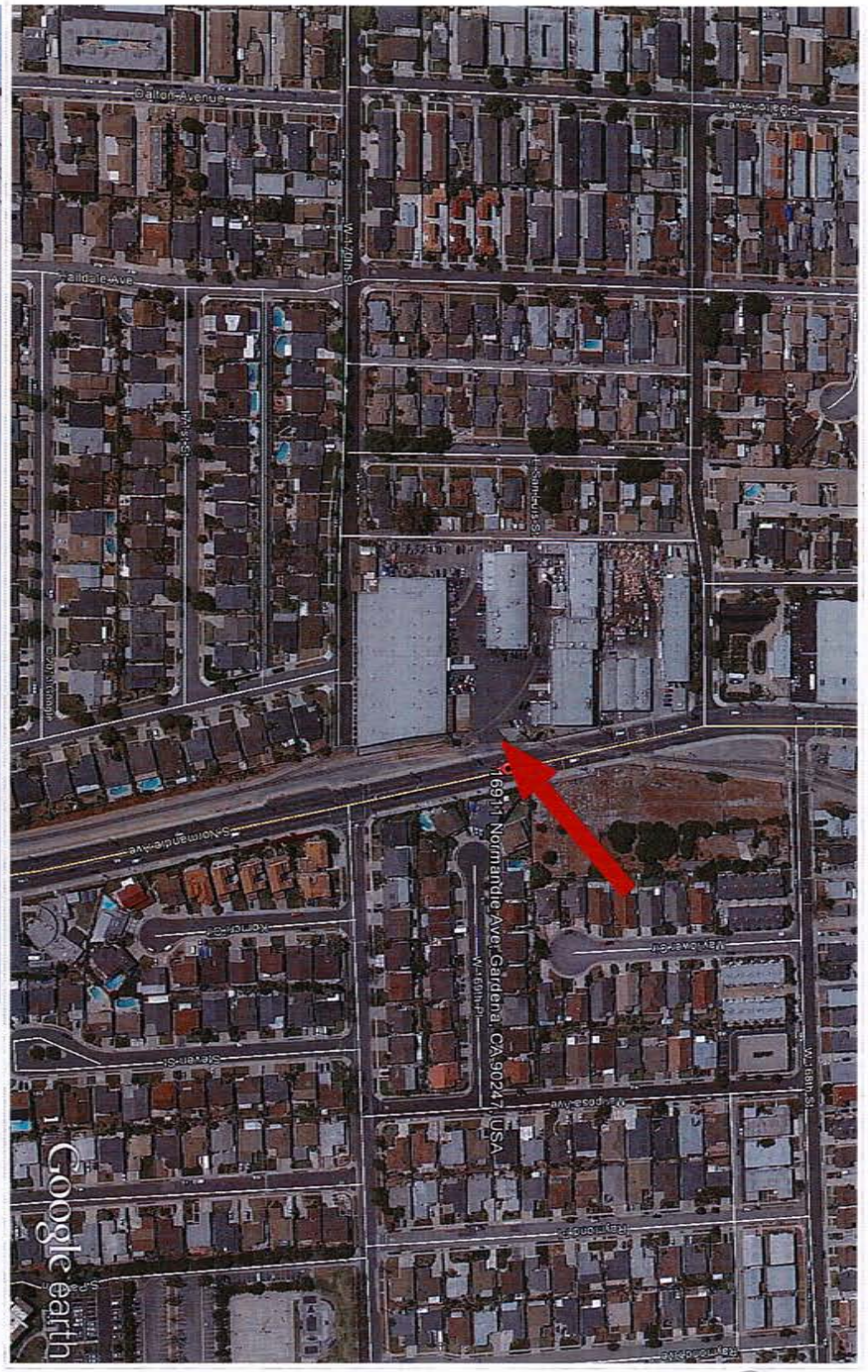
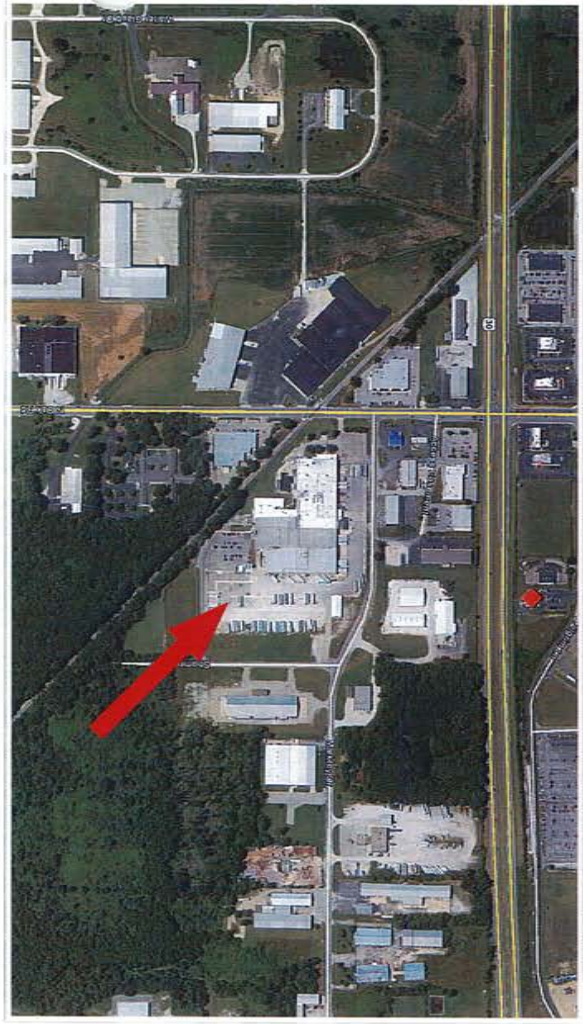


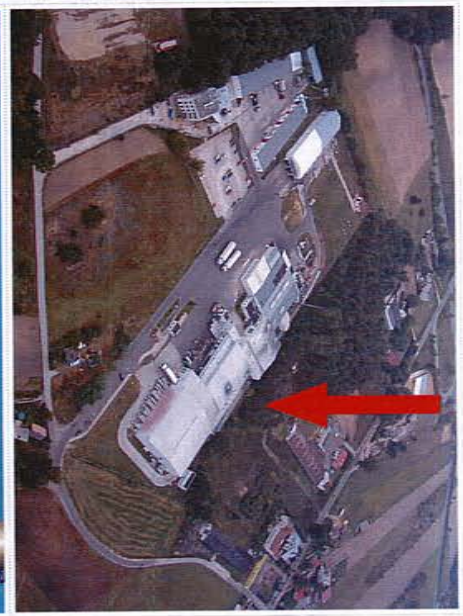
GARDENA, CALIFORNIA

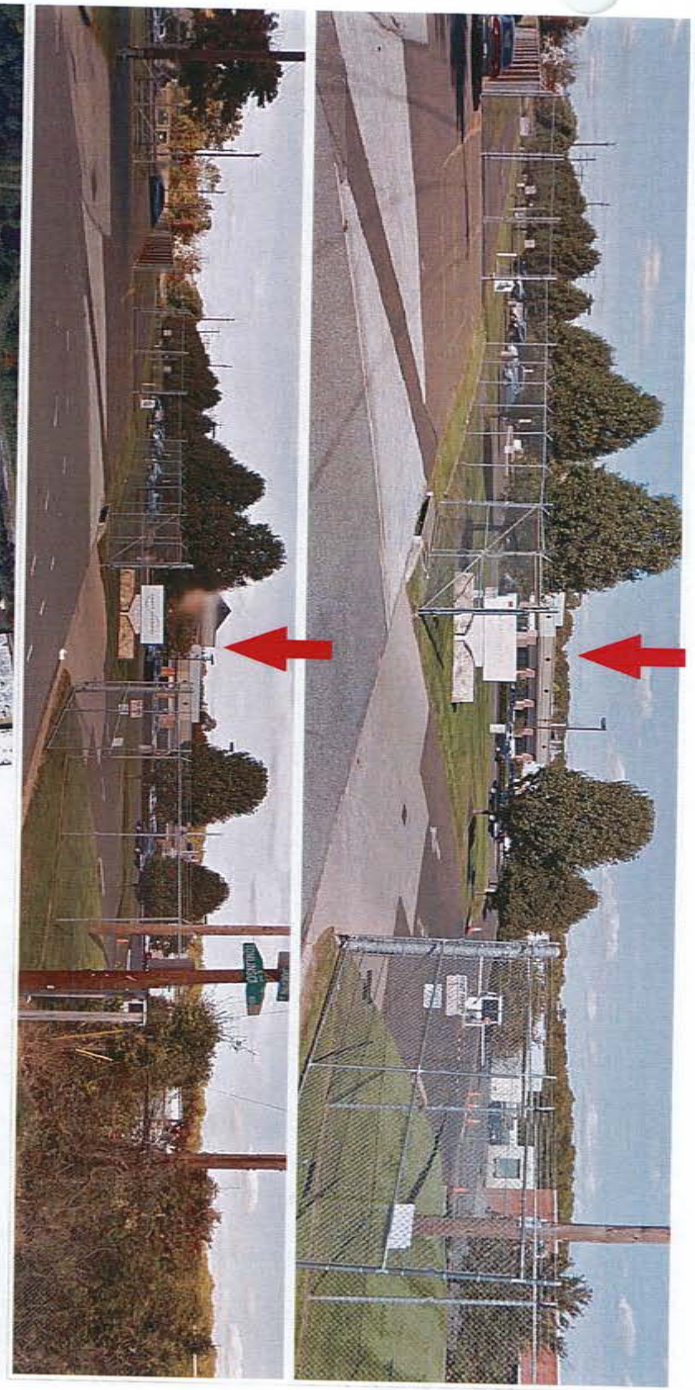


PLYMOUTH, INDIANA

GERMANY, POLAND, HUNGARY, RUSSIA

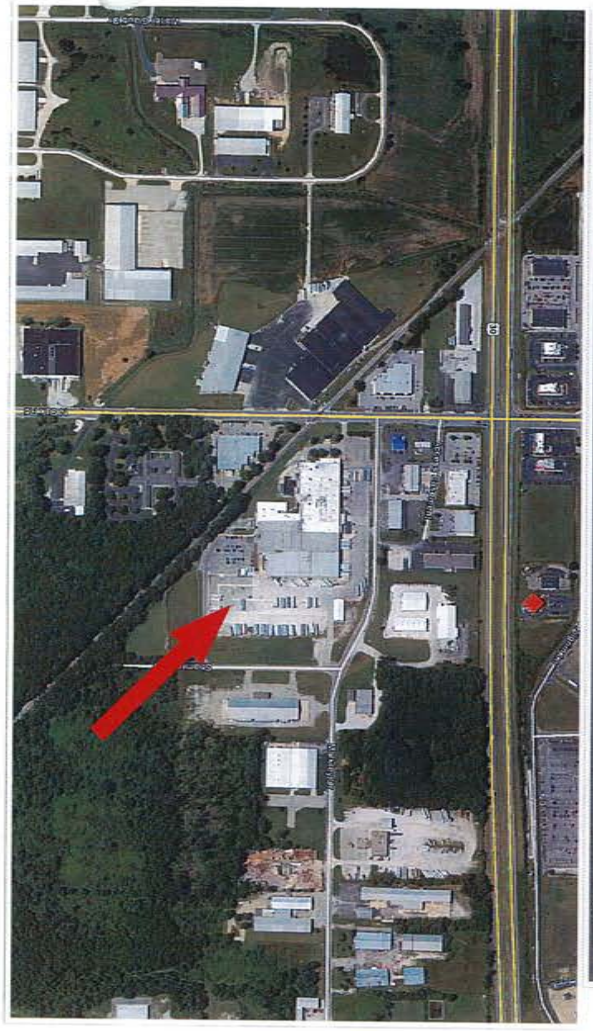
GERMANY, POLAND, HUNGARY, RUSSIA

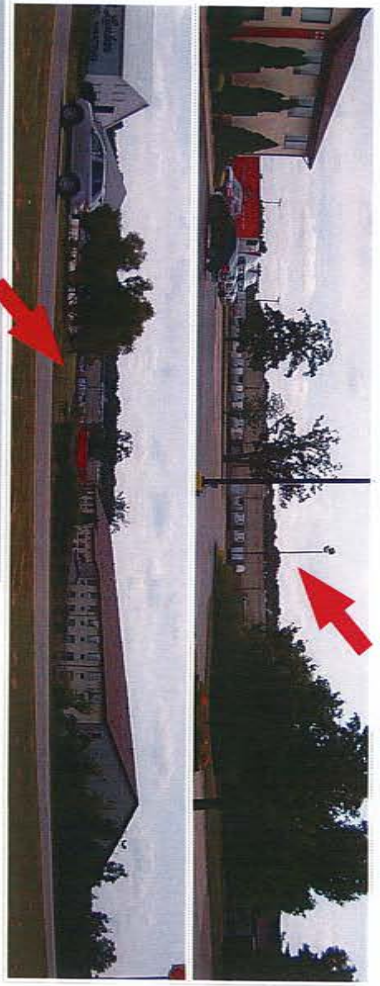




PHILADELPHIA, PENNSYLVANIA

GARDENA, CALIFORNIA





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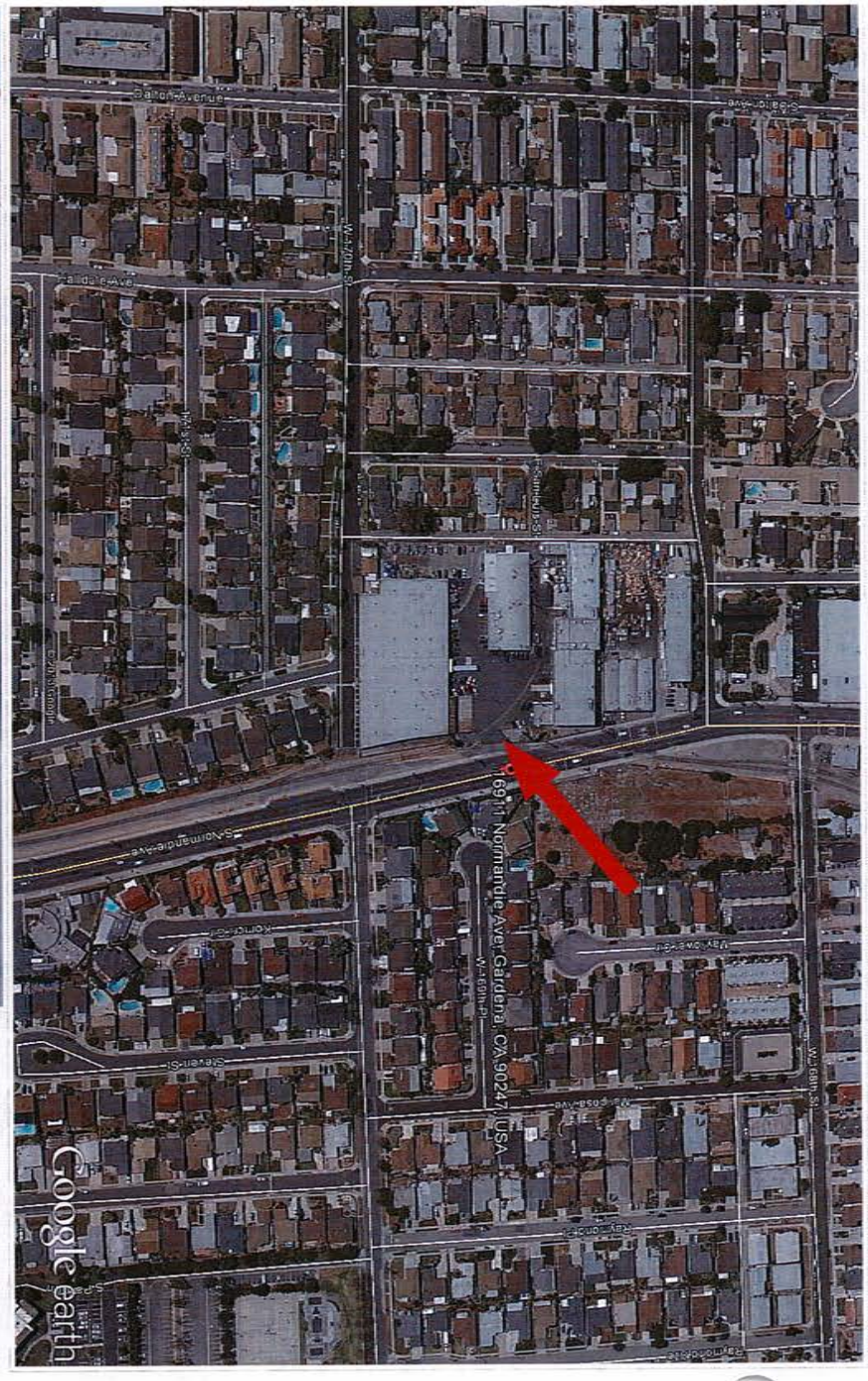

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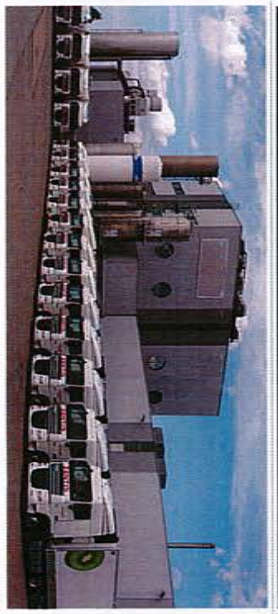

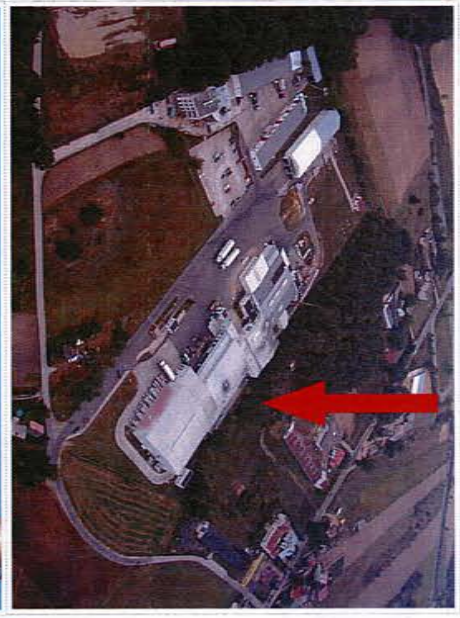

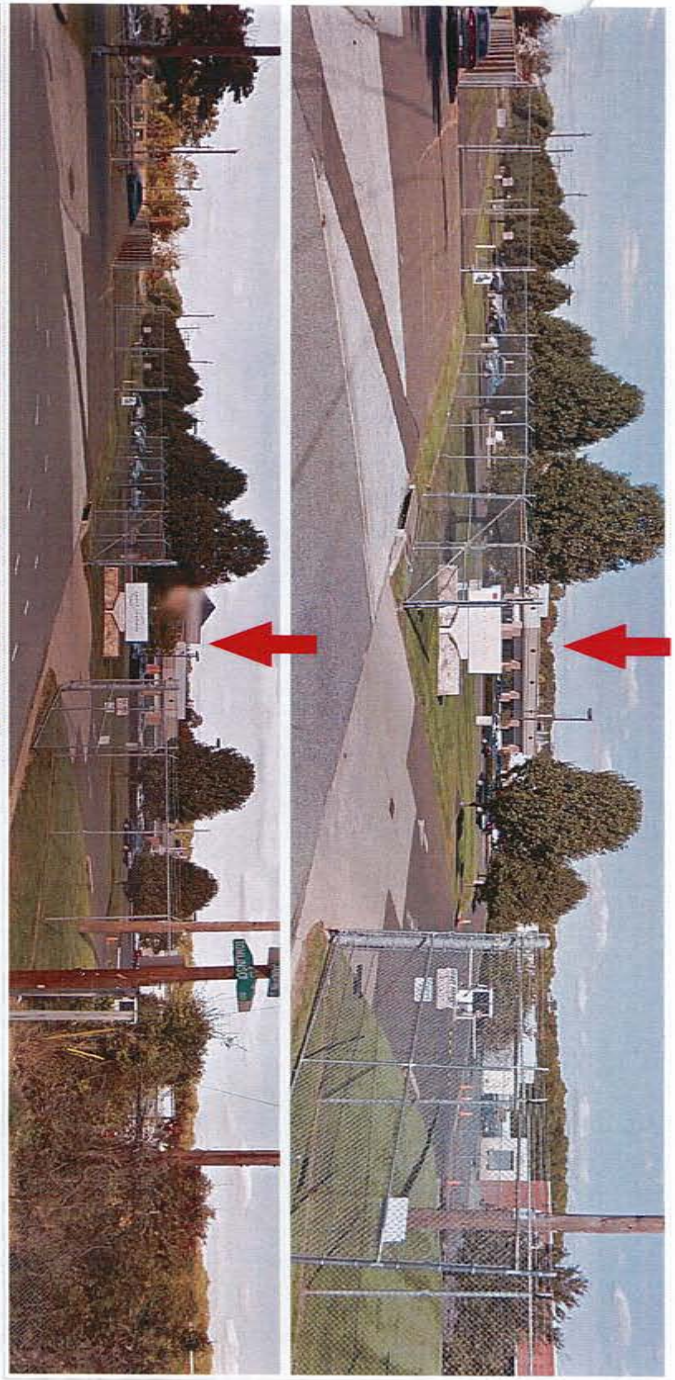

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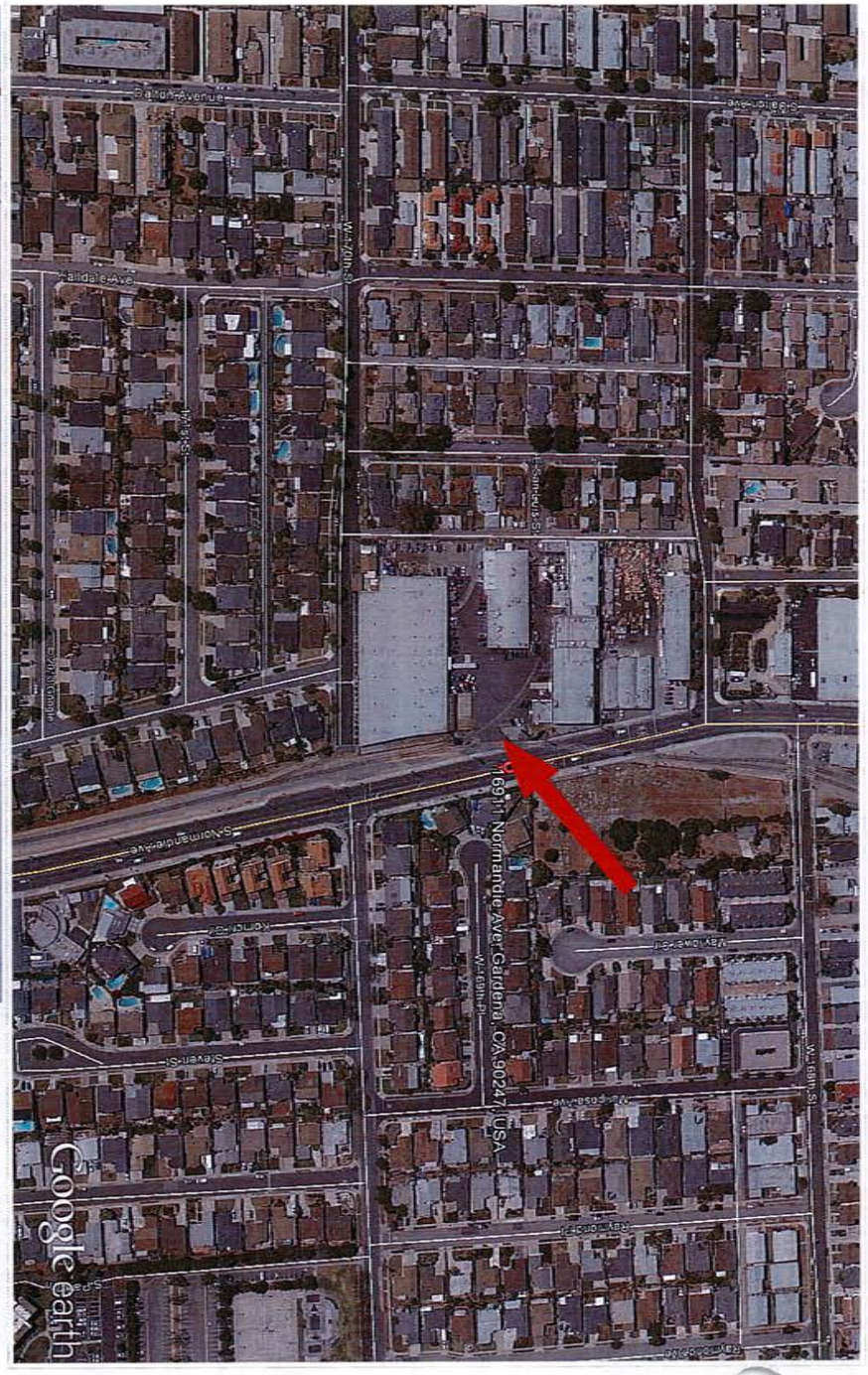

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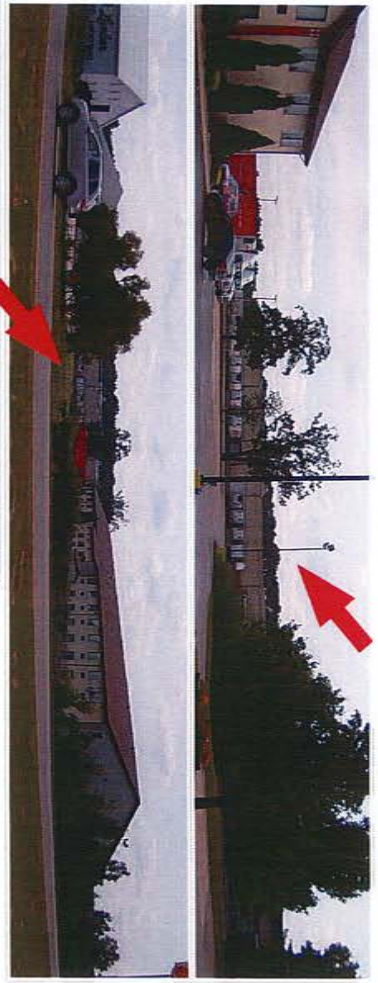

PLYMOUTH, INDIANA

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, Idaho
P.O. Box 4169
Pocatello, ID 83205-4169

Invoice#: **G3857**
PO#:
Date: 02/07/14

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.

Grand Total	**$2,500.00**
	$0.00
	$0.00
Balance Due	**$2,500.00**

Bond: Parity Lien Sewer Revenue Refunding Bonds, Series 2012
PAR: $13,730,000.00
Control#: 8.00
Report#: 1010763

Description		Amount
Arbitrage Rebate Calculation Interim	12/20/12 - 09/30/13	$1,000.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
	Total	**$1,000.00**
		$0.00
		$0.00
	Subtotal	**$1,000.00**

Bond: Pocatello Development Authority, Revenue Allocation (Tax Increment) Refunding Bonds, 2012 Series A
PAR: $6,775,000.00
Control#: 9.00
Report#: 1010764

Description		Amount
Arbitrage Rebate Calculation Interim	01/24/13 - 01/24/14	$1,000.00
One-Time Initial Set-up Fee		$250.00
Transferred Proceeds Allocations		$250.00
		$0.00
		$0.00
		$0.00
	Total	**$1,500.00**
		$0.00
		$0.00
	Subtotal	**$1,500.00**

February 05, 2014

Mr. Jerry E. Higgins, CPA, Treasurer
Pocatello Development Authority
P.O. Box 4169
Pocatello, Idaho 83205-4169

TRANSMITTAL LETTER

CONTROL #9.00
$6,775,000.00
POCATELLO DEVELOPMENT AUTHORITY
REVENUE ALLOCATION (TAX INCREMENT) REFUNDING BONDS
2012 SERIES A
DATE OF ISSUE: JANUARY 24, 2013
ARBITRAGE REBATE CALCULATIONS
FOR THE COMPUTATION PERIOD
JANUARY 24, 2013 TO JANUARY 24, 2014
AS OF THE DATE OF THIS REPORT
FEBRUARY 05, 2014

We have enclosed the arbitrage rebate calculation report (together with Exhibits thereto, the "Report") for the above-referenced issue of tax-exempt debt ("Debt"). As explained in more detail in this Report, ***there is no Contingent Rebatable Arbitrage with respect to the Debt for the above-referenced Computation Period.*** There are no filing requirements regarding arbitrage rebate with the United States Treasury, Internal Revenue Service ("IRS") as of the date of this Report, and therefore, nothing should be filed with the IRS as of this time.

Please note that the 5th Year IRS filing date is 60 days from January 24, 2018. If you have any questions regarding this Report and related matters please call *Robert Goubert* or *Carol Huller* at (800) 672-9993 ext. 7536. We will be happy to discuss any aspect of these calculations.

Very truly yours,

ARBITRAGE COMPLIANCE SPECIALISTS, INC.

Arbitrage Compliance Specialists, Inc.

February 05, 2014

Pocatello Development Authority ("Issuer")
P.O. Box 4169
Pocatello, Idaho 83205-4169

CONTROL #9.00
$6,775,000.00
POCATELLO DEVELOPMENT AUTHORITY
REVENUE ALLOCATION (TAX INCREMENT) REFUNDING BONDS
2012 SERIES A
DATE OF ISSUE: JANUARY 24, 2013
ARBITRAGE REBATE CALCULATIONS
FOR THE COMPUTATION PERIOD
JANUARY 24, 2013 TO JANUARY 24, 2014
AS OF THE DATE OF THIS REPORT
FEBRUARY 05, 2014

At your request, Arbitrage Compliance Specialists, Inc. ("ACS") has prepared computations pertaining to the amount of the contingent rebatable arbitrage ("Contingent Rebatable Arbitrage") for the Issuer, with respect to the above-referenced issue of tax-exempt debt ("Debt") for the above-referenced computation period ("Computation Period"). The computations following as Exhibits (together with the letter, the "Report") have been performed by ACS and are based upon the limited scope of ACS' engagement with information, nstructions, assumptions and representations as provided to ACS by the Issuer. The computations reflected in the Exhibits of this Report are summarized as follows:

1. The yield on the Debt is 2.84993%.

2. The yield on the investments is 0.128981035%.

3. Total Contingent Rebatable Arbitrage ($174,537.79)

For purposes of these calculations, we have allocated the Reserve Fund to reflect that portion that is subject to rebate for the Debt. Using procedures, which ACS has developed for calculating arbitrage rebate, ACS has computed the amount of the Contingent Rebatable Arbitrage with respect to the Debt for the Computation Period in accordance with the applicable provisions of the Internal Revenue Code of 1986, as amended and the Treasury Regulations applicable to the Debt.

ARBITRAGE COMPLIANCE SPECIALISTS, INC.

BY: _____

Ira B. Sacks, CPA, Director
PTIN: P01247303

Xcell Engineering, LLC
260 Laurel Lane
Chubbuck, ID 83202
Phone (208) 237-5900
Fax (208) 237-5925
E-mail: xcelleng@qwestoffice.net

February 7, 2014
P14039 Pocatello Regional

Mr. Merrill Quayle
City of Pocatello Development
PO Box 4169
Pocatello ID 83205

RE: **Preliminary Soil Evaluation**
Business Development Area
Pocatello Regional AP
Pocatello, Idaho

Dear Merrill:

Xcell Engineering has performed the authorized geotechnical engineering evaluation for the area around the Pocatello Regional Airport near Pocatello, Idaho. The purpose of our geotechnical engineering evaluation was to explore the subsurface soil and geologic conditions within the proposed business development area and to provide general geotechnical-engineering information to assist with preliminary planning of development in the area.

This report summarizes the results of our field evaluation, laboratory testing, engineering opinions, and general engineering recommendations. Soil and groundwater conditions at the site are presented in the following report. The presented conditions represent our observations in the areas examined and it should be understood that variability in soil conditions and the soil profile are likely and final design of any given project should be based on site-specific information obtained by a professional engineer licensed in the State of Idaho with sufficient experience and expertise.

We appreciate the opportunity to work with you on this project. Please do not hesitate to contact us if you have any questions or comments.

Sincerely,
Xcell Engineering, LLC

J. Paul Bastian, PE
Project Engineer

PROFESSIONAL ENGINEER
REGISTERED
7257
2-13-14
STATE OF IDAHO
JUSTIN PAUL BASTIAN

Building on Excellence

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260 Laurel Lane
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E-mail: xcelleng@qwestoffice.net

February 7, 2014
P14039 Pocatello Regional

Mr. Merrill Quayle
City of Pocatello Development
PO Box 4169
Pocatello ID 83205

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We appreciate the opportunity to work with you on this project. Please do not hesitate to contact us if you have any questions or comments.

Sincerely,
Xcell Engineering, LLC

J. Paul Bastian, PE
Project Engineer

REPORT

Preliminary Soil Evaluation
Business Development Area
Near Pocatello Regional AP, Idaho

PREPARED FOR:

The City of Pocatello
PO Box 4169
Pocatello, Idaho 83205

PREPARED BY:

Xcell Engineering
260 Laurel Lane
Chubbuck, Idaho 83202

February 7, 2014

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REPORT
Soil Evaluation
Business Development Area
Pocatello Regional Airport
Pocatello, Idaho

INTRODUCTION

Xcell Engineering has preformed the authorized Soil Evaluation for the proposed Pocatello Business Development area near the airport. The purpose of this evaluation was to assess the general soil and geologic conditions within the proposed development area and to provide preliminary geotechnical and soil related construction recommendations with respect to general development. Our recommendations are based on our field observations and laboratory test results. To provide this evaluation of the site we conducted the following scope of work:

1. Reviewed site map and topography maps

2. Observed advancement of 6 test pits to depths of up to 10.5 feet. Soil types encountered in the borings were described and classified referencing ASTM D 2487 and D 2488 Unified Soil Classification System (USCS) and the soil profiles were logged. The borings were backfilled at the time of excavation. Backfill was not compacted or landscaped.

3. The field and laboratory data were analyzed to provide geotechnical opinions and recommendations for planning and construction of the facility.

4. Prepared and provided three copies of our final summary report of findings, opinions, and geotechnical recommendations to assist design planning and construction.

PROPOSED CONSTRUCTION

The project area is located between the terminal building on the north, Interstate 84 on the south, Boeing Avenue on the east and the south end of taxiway 35 to the west. We understand proposed construction in the area will be diverse. Consequently,

recommendations in this report are only suitable for general planning during preliminary phases of development.

SUBSURFACE EVALUATION PROCEDURES

Six test pits were advanced on January 30, 2014 within the proposed project area as identified on the Site Map presented on Plate 1 Site Map. The test pits were advanced with conventional excavation equipment to depths of up to 10.5 feet. Soil encountered in the test pits was visually classified and described referencing ASTM D 2487 and D 2488, Unified Soil Classification System (USCS). The USCS is provided on Plate 2 and should be referenced to interpret the terms used throughout this report. The subsurface profiles were logged and the exploratory logs and laboratory test data are presented in the Appendix to this report. Select soil samples were obtained for laboratory testing. The test pits were loosely backfilled at the conclusion of the field evaluation.

SUBSURFACE CONDITIONS

Subsurface soil conditions in test pits consisted of 3.5 to more than 10 feet of light brown loose to medium dense fine sandy silt. The silt was underlain by dense fine to coarse sandy gravel in the northeastern portion of the area. Depth to gravel increases to the south and also to the west. Groundwater was not encountered on the site and is not anticipated at depths of 10 feet or less. The silt is dry and prone to collapse settlement if wetted. The potential for collapse settlement beneath footings is high unless bearing soil is carefully prepared. The gravel is dense and provided it is properly prepared, capable of supporting foundation loads of 3000 to 5000 pounds per square foot. Following sections of this report outline our findings and recommendations.

LABORATORY TESTING

Select soil samples were tested to assess the Atterberg Limits and percentage by weight passing the No. 200 sieve. In addition, the friction angle or ϕ value and collapse potential were also determined on two samples recovered from the borings.

Laboratory testing was performed referencing ASTM test procedures. The laboratory test results are presented on the test pit logs, which are presented in the Appendix to this report.

GENERAL OPINIONS AND RECOMMENDATIONS

Our geotechnical opinions and recommendations are presented in the following sections to assist preliminary project planning and are not intended to provide information sufficiently detailed for design and completion of projects in the area. Our recommendations are based on the results of our field evaluation, laboratory testing and our experience with previous projects in the area. These are general opinions and recommendations and are suitable only for preliminary planning.

Site Preparation

The native silt, in its current condition, is unacceptable for support of the proposed foundations. The site should be prepared as follows. Vegetation on the site should be stripped along with the upper 1-2 inches of soil from proposed improvement and pavement locations. Prior to placement of fill or structural fill to create building pads or placement of fill in the floor, parking and access road locations, we recommend any loose native soil disturbed by the grubbing process be moisture conditioned and compacted in-place to at least 95% of its maximum dry density per ASTM D-698. If pumping or unstable soil is observed during compaction, the unstable soil should be removed and replaced with structural fill.

We recommend final subgrade preparation for light duty sidewalks and building areas include compaction of loose or disturbed sub-grade soil to at least 95 percent of the maximum dry density as determined by ASTM D-698 (Standard Proctor).

Subgrade soil should be properly moisture conditioned prior to attempting compaction efforts. Optimum moisture content for compaction of the silt will be approximately 13.5 to 15% by weight. Therefore, the contractor should anticipate a moisture conditioning effort to achieve acceptable moisture levels. Xcell should review the compaction process prior to placement of structural fill. Only after the native

subgrade in improvement locations has been compacted as described above, should structural fill placement, foundation excavation or slab preparation commence.

Excavation Characteristics

Native soil may be excavated using conventional soil excavation techniques. The silt is prone to sloughing and trenches deeper than 5 feet should be shored or sloped at a slope of 1:1 horizontal to vertical or flatter.

Temporary Slopes

The on-site silt is prone to erosion, sloughing and localized slope or trench instability. If water is permitted to drain into excavations and pond, the soil may soften, loose much of its shear strength and become unstable. Excavations for utility trenches to depths of 5 feet can be made with a vertical slope. Trench excavations deeper than 5 feet should be sloped or braced in accordance with OSHA regulations. Care should be taken to rout run-off away from slopes to avoid saturation and softening of the slope or trench sidewalls. Permanent slopes should be re-vegetated as quickly as possible to reduce the risk of erosion and improve slope stability.

Structural Fill

Structural fill beneath column foundations or footings should consist of soil classified as GP or GW soil types according to the USCS. Aggregate and rocks comprising imported gravel should be hard and durable and should not experience significant crushing or breaking while being compacted. The native gravel if available on a given site is suitable for use as structural fill. Foundations placed on compacted, imported gravel over compacted silt are suitable for support of perimeter and wall foundations. Foundations placed as described should be considered using a preliminary allowable bearing pressure of 2000 pounds per square foot or less.

Structural fill supporting concrete slab-on-grade floors pavement sections or perimeter wall foundations should consist of GP or GW soil types according to the USCS. Structural fill for all applications should not be saturated or contain vegetation, organic matter, frozen clods, debris or other deleterious materials and should meet

classification requirements for structural fill as listed in this section. Structural fill should not contain rocks or aggregate larger than 6 inches in any dimension as compaction equipment will tend to ride on larger aggregate which hinders uniform compaction and can lead to poorly or non-uniformly compacted fill with associated higher risk of long term settlement.

Concrete Slab-on-Grade Floors

The silt soil is frost sensitive and we recommend that concrete slab-on-grade floors be underlain by at least 6 inches of ¾ -inch-minus, well-graded, crushed sand and gravel base course. The base will help provide a leveling course and moisture protection for the slab. The base course shall be placed over native soil previously compacted to at least 95 percent of its maximum dry density as determined by ASTM test D 698 (Standard Proctor). Subgrade areas that become soft, wet or disturbed must be over-excavated to hard, stable native soil and replaced with granular structural fill. The native silt is not suitable for use as structural fill. Floor slabs should be designed for anticipated use and equipment or storage loading conditions. Based on correlation to our field and laboratory test results, we recommend a modulus of subgrade reaction (k) of 230 pounds per cubic inch (pci) be used for concrete floor slab design. This modulus is based on properly compacted silty subgrade with at least 6 inches of properly compacted ¾-inch-minus base course sand and gravel beneath the floor slab.

Seismicity

We understand the 2012 International Building Code (IBC) will be the basis for project structural design. Section 1613 of the 2012 IBC outlines the procedure for evaluating site ground motions and design-spectral response accelerations. Based on site soil and geologic data and the project location we recommend a Site Class D be used as a basis for structural seismic design of the project.

Foundation Design

Site preparation procedures discussed above must be implemented prior to initiating foundation preparations. Foundations should be placed at least 36 inches below outside adjacent grade to provide adequate frost protection. We recommend that an additional 2-feet of soil be removed from foundation excavations in the native silt and replaced with compacted structural fill. The exposed native silt in the bottom of foundation excavations should be compacted in place to at least 95% of its maximum dry density per ASTM D-698 prior to placement of structural fill.

We recommend all foundations for these structures bear on dense properly placed and compacted structural fill over the compacted surface of the native silt OR on the dense, properly prepared native gravel. Foundations should not be supported by different soil types; this greatly increases the risk of differential performance and associated settlement. Creating conditions of uniform support is critical for good performance of foundations. Native soil removed to achieve the desired footing sub-subgrade elevation will require that the width of excavation increase 1 foot horizontally on each side of the footing for every foot of native soil removed. All exposed soil and structural fill in the bottom of excavations for footings and foundations should be compacted to at least 95% of its maximum dry density per ASTM test D-698. Native silt excavated below footings may be reused as landscaping fill.

The following recommendations should be accomplished for all foundations:

1. SITE OBSERVATION: Xcell Engineering should be retained to observe all footings (soil improvement) overexcavations to verify dimensions, structural fill, and to verify that all bearing surfaces have been prepared in accordance with this report.

2. EXTERIOR FOOTINGS: Exterior footings should bear at least 36 inches below final exterior grade to help reduce frost effects. Interior footings should bear a minimum of 12 inches below finished floor elevation.

3. FOOTING WIDTHS: Minimum strip footing widths should be consistent with the International Building Code (IBC).

4. FOOTING SUBGRADE: Loose soil in foundation excavations must be moisture conditioned and compacted in-place to at least 95% of its maximum dry density per ASTM D-698 prior to placement of structural fill. Footings should never be constructed over loose, saturated or frozen soil. If loose material or unstable areas are observed prior to placing structural fill, it should be compacted as outlined. Over excavated soil should be replaced with compacted structural fill. Structural fill should extend a minimum of 1 foot horizontally beyond the footing edge on both sides of the footing for every vertical foot of over excavation.

5. ALLOWABLE BEARING VALUE: If above recommendations are accomplished, a maximum allowable bearing value (ABV) of 2000 psf should be considered for footings supported on silt and structural fill and 4000 psf for footings supported by the native gravel.

6. ANTICIPATED SETTLEMENT: If the above bearing soil, site preparation, earthwork and foundation recommendations are accomplished, we anticipate total settlement will be less than 1/4 inch and differential settlement will be less than 1/8th inch per 25 feet of wall length, or between similarly loaded footings that are not more than 25 feet apart.

Pavement

Site preparation should be performed as outlined in all pavement areas. The silt is frost susceptible, and will lose much of it shear strength when wetted. The design pavement section is based on the lower strength of the subgrade in a wet condition. Soft or unstable soil in pavement locations should be removed and replaced with compacted structural fill as previously outlined. Xcell should review pavement subgrade prior to placement of subbase to verify a stable subgrade has been achieved.

Providing site preparation and preceding recommendations have been followed, we recommend the following minimum pavement sections on the silt subgrade:

Class III asphalt pavement for Auto Traffic	2.5
¾-inch minus crushed sand and gravel base course	4.0
Sand and gravel Subbase	6.0
Class III asphalt pavement for Bus Traffic	3.0
¾-inch minus crushed sand and gravel base course	4.0
Sand and gravel Subbase	13.0

Note: Pavement sections are preliminary based on arbitrary traffic counts. Actual required pavement for your project should be based on a site-specific design.

The flexible pavement sections shown above are based on a 20-year design life, estimated traffic as shown in the appendix and a minimum subgrade R-Value of 20. It should be noted that frost depth controls the design section of the pavement. If additional frost protection is desired the subbase thickness can be increased.

Subbase should consist of free draining, 2-inch nominal maximum size sand and gravel that comply with table 1 in section 801 of the Idaho Standards for Public Works Construction (ISPWC). The subbase should be moisture conditioned to near optimum moisture content and compacted to 95% of its maximum dry density per ASTM D-698.

Base course should consist of ¾ inch type I crushed aggregate conforming to section 802 and specifically table 1 in section 802 of the ISPWC. Base course should be moisture conditioned and compacted as outlined above.

Asphalt pavement should have material properties as specified in 810 of the ISPWC with a mix design that specifies a maximum aggregate size of 3/4 to 3/8 inch. Placement and compaction of the asphalt should be performed in accordance with section 810 of the ISPWC.

Construction should be scheduled to avoid cutting the asphalt or placement of utilities in the parking lot after placement of the asphalt pavement. Cut sections in the pavement are difficult to replace with the same quality as the original construction and frequently become areas where additional maintenance and lower levels of service occur throughout the life of the pavement.

Poor maintenance of the pavement typically allows saturated conditions beneath the pavement section. Saturated conditions in the silt subgrade on the site will decrease the shear strength of the soil and promote conditions where freezing and thawing will accelerate damage to the pavement. Therefore we recommend the pavement be maintained as needed every two to three years to help limit infiltration of water into the subgrade. It is mandatory that proper drainage away from the pavement(s) and foundations be provided. Failure to provide proper drainage away from improvements will greatly increase the risk of frost heave and poor pavement and foundation performance.

Wet Weather Construction

We recommend that site construction be undertaken during dry weather conditions. If the site preparation and grading is undertaken during wet conditions, the native soil is moisture sensitive and will be susceptible to pumping or rutting when subjected to heavy loads from rubber-tired equipment or vehicles which exert a point load. Gravel construction access roads and sufficient tire clean off gravel pads will be required in wet conditions. Consulting Xcell prior to placement of gravel access and clean off pads is recommended to help improve earthwork efficiency and achieve a stable subgrade.

Surface and Subsurface Drainage

Site grading, including sidewalks and landscaped area grading, should slope a minimum of 2 percent away from buildings and improvements to help prevent ponding and to direct surface runoff away from structures. The native silt soil on the site is frost sensitive and prone to heaving if wetted during freezing ground conditions. All runoff from downspouts, roof areas, sidewalk areas, landscaped areas, and other large volumes of storm water should be directed and maintained away from the structures and not be allowed to infiltrate the soil beneath the building areas, sidewalks, footings or improvements. Precipitation and storm water will be retained on-site and disposed of using one or more infiltration galleries or retention ponds, based on a three-hour storm at the two-year intensity of 0.27 inches per hour. Maximum slope of pond embankments should be 3:1 horizontal to vertical or flatter.

ADDITIONAL SERVICES RECOMMENDED

Review of Plans and Specifications

We recommend that Xcell be contacted to review preliminary plans prior to preparation of construction documents. It has been our experience that having this design team review reduces potential for errors and changes to contracts during construction. Xcell will provide review of construction documents as requested on a time and expenses basis.

Construction Observation and Testing

We recommend that Xcell be retained to observe exposed subgrade in all footing trenches and improvement areas to verify site stripping and excavation has been completed as recommended in this report. Xcell will provide construction material testing and special inspection for earthwork, concrete, asphalt, masonry, and steel. If Xcell is not retained to perform these recommended services, we cannot be responsible for soil engineering related construction errors or omissions. Recommended materials testing services are not included in the scope of this evaluation and would be provided on a time and expense basis.

EVALUATION LIMITATIONS

This soil and foundation evaluation has been prepared to provide preliminary information for planning of construction in the subject area. Our services consist of professional opinions and recommendations made in accordance with generally accepted geotechnical engineering principles and practices. This acknowledgment is in lieu of all warranties either expressed or implied. The following plates accompany and complete this report:

Plate 1:	Site Map
Plate 2:	Unified Soil Classification System (USCS)
Appendix:	Exploratory Boring Logs/Laboratory Results
	Site Seismic Characterization
	Bearing Capacity
	Lateral Earth Pressure
	Pavement Section (based on arbitrary traffic load)

References:

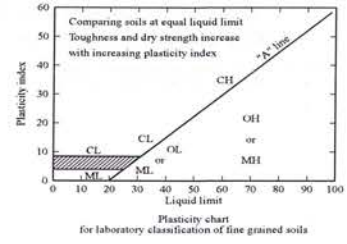
1. Idaho Standards for Public Works Construction, 2012 Edition Section 200 – Earthwork – Part 2.
2. Idaho Standards for Public Works Construction, 2012 Edition Section 300 – Trenching 3.18.
3. *Highway Engineering 5th Edition* Wright & Paquette pp 482-488.
4. *NAVFAC Design Manual 7.02 Foundations & Earth Structures*, 1986 7.2-63 Table 1.
5. *Journal of Geotechnical & Geoenvironmental Engineering,* Sep 1999 Volume 125 Seismic Earth Pressure on Retaining Structures, Richards, Huang & Fishman pp 771.

6. International Building Code – 2006 Chapters 16, 18 and 19.
7. *Principles of Geotechnical Engineering,* Braja M. Das, PWS Publishers 1985.
8. *Series in Soil Engineering – Soil Mechanics,* Lambe & Whitman, Wiley 1969.
9. *Soil Mechanic in Engineering Practice 3rd Edition,* Terzaghi, Peck & Mesri Wiley 1996.
10. *NAVFAC Design Manual 7.01Soil Mechanics,* 1986.
11. US EPA Siting Tool http://epamap20.epa.gov/tri/emtri.asp
12. USGS Earthquake Hazards Program http://eqdesign.cr.usgs.gov/cgi-bin/design-lookup-96.cgi
13. *National Geographic TOPO!* Mapping Software.
14. *Simplified Procedure for Evaluating soil Liquefaction Potential,* Izzat M. Idriss, Journal of Soil Mechanics and Foundation Division, ASCE Vol 97, No. SM9 September 1971.
15. *Google Earth, 2011*

SITE PLAN
PLATE 1

Unified Soil Classification

Field Identification Procedures - (Excluding particles larger than three inches and basing fractions on estimated weights)					Group Symbol (a)	Typical Names	Information Required for Describing Soils	Laboratory Classification Criteria
Coarse Grained Soils: More than half of material is larger than No. 200 Sieve Size (b)	Gravels - More than half coarse fraction is larger than 1/4 "	Clean Gravels - (little or no fines)	Wide Range in grain size and substantial amounts of all intermediate particle sizes		GW	Well graded gravels, gravel sand mixtures, little or no fines	Give typical name;indicate approximate percentages of sand and gravel; maximum size; angularity, surface condition and hardness of the coarse grains; local geologic name and other pertinent descriptive information; symbols in ( ). For undisturbed soils add information on stratification, condition, cementation and moisture. EXAMPLE: Silty SAND - (SM) - Light brown, medium dense to dense, damp to moist. Moderately cemented from 2-3 feet, roots to 1 foot.	Use grain size distribution curve to verify fractions as identified in the field Determine percentages of gravel and sand from grain size distribution curve. Depending on percentage passing the No. 200 sieve soils are classified as follows: Less than 5% = GW, GP, SW, SP More than 12% = GM, GC, SM, SC 5% to 12% are borderline cases requiring use of dual symbols (Cu=D60/D10)>4 Cc=(D30)^2/(D10*D60) between 1&3
			Predominantly one size or a range of sizes with intermediate sizes missing		GP	Poorly graded gravels, gravel sand mixtures, little or no fines		Not meeting all the requirements for GW
		Gravels with fines- (appreciable amount of fines)	Non plastic fines (for identification procedure see ML below)		GM	Silty gravels, poorly graded gravel-sand-silt mixtures		Atterberg limits below "A" line or PI<4 / Above "A" line with PI between 4 and 7 are borderline cases requiring use of dual symbols
			Plastic fines (for identification procedure see CL below)		GC	Clayey gravels, poorly graded gravel-sand-clay mixtures		Atterberg limits above "A" line with PI>7
	Sands - More than half coarse fraction is smaller than 1/4 "	Clean Sands (little or no fines)	Wide Range in grain size and substantial amounts of all intermediate particle sizes		SW	Well graded sands, gravelly sands, little or no fines		(Cu=D60/D10)>6 Cc=(D30)^2/(D10*D60) between 1&3
			Predominantly one size or a range of sizes with intermediate sizes missing		SP	Poorly graded sands, gravelly sands, little or no fines		Not meeting all the requirements for GW
		Sands with fines (appreciable amount of fines)	Non plastic fines (for identification procedure see ML below)		SM	Silty sands, poorly graded sand-silt mixtures		Atterberg limits below "A" line or PI<4 / Above "A" line with PI between 4 and 7 are borderline cases requiring use of dual symbols
			Plastic fines (for identification procedure see CL below)		SC	Clayey sands, poorly graded sand-clay mixtures		Atterberg limits below "A" line with PI>7
Fine-grained soils: More than half the material is smaller than the No. 200 sieve	Identification Procedures on Fraction Smaller than No. 40 Seive							
		Dry Strength	Dilatancy	Toughness				
	Silts and clays liquid limit less than 50	None to slight	Quick to slow	None	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sand with slight plasticity	Give typical name;indicate degree and character of plasticity, amount and max size of coarse grains; color when wet, odor, local geologic name, any other information. For undisturbed soil add information on structure, stratification, consistency in undisturbed and remolded states and moisture. EXAMPLE: Clayey SILT - (ML)- brown, stiff to very stiff, moist, (loess).	
		Medium to high	None to very slow	Medium	CL	Inorganic clays of low to medium plasticity, lean clays, may be gravelly, sandy or silty.		
		Slight to medium	Slow	Slight	OL	Organic silts and organic silt-clays of low plasticity		
	Silts and clays liquid limit greater than 50	Slight to medium	Slow to none	Slight to medium	MH	Inorganic silts micaceous or diatomaceous fine sandy or silty soils, elastic silts		
		High to very high	None	High	CH	Inorganic clay of high plasticity, fat clays		
		Medium to high	None to very slow	Slight to medium	OH	Organic clays of medium to high plasticity		
Highly Oganic Soils	Readily identified by color, odor, spongy feel and frequently y fibrous texture				Pt	Peat and other highly organic soils		



Plasticity chart
for laboratory classification of fine grained soils

XCELL ENGINEERING LC

"Building on Excellence"

USCS: Plate 2

TEST PIT No. 1

Project: Business Development Area
File: P14039

DEPTH (Feet)	SOIL CLASS	SOIL DESCRIPTION
0.0 – 10.0	ML	Fine Sandy SILT – Light brown, loose to medium dense, damp. Roots and vegetation in the upper 1-2 inches. Moisture content at 5 feet = 9.6%

Excavated on 1/30/14
Groundwater not encountered
Test pit terminated at 10.0 feet
Bulk samples taken at 4 feet
Excavation Equipment: Backhoe
Logged by: JPB

XCELL ENGINEERING, LLC
"Building on Excellence"

TEST PIT No. 2

Project: Business Development Area
File: P14039

DEPTH (Feet)	SOIL CLASS	SOIL DESCRIPTION
0.0 – 10.0	ML	Fine Sandy SILT – Light brown, loose to medium dense, damp. Roots and vegetation in the upper 1-2 inches. Moisture Content at 5 feet = 9.4% Friction angle 31° (saturated undrained)

Excavated on 1/30/14
Groundwater not encountered
Test pit terminated at 10.0 feet
Bulk samples taken at 4 feet
Excavation Equipment: Backhoe
Logged by: JPB

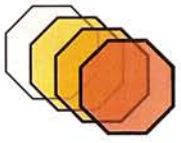
XCELL ENGINEERING, LLC
"Building on Excellence"

TEST PIT No. 3

Project: Bannock Wellness Park
File: P14039

DEPTH (Feet)	SOIL CLASS	SOIL DESCRIPTION
0.0 – 6.5	ML	Fine Sandy SILT – Light brown, loose, dry. Roots and vegetation in the upper 1-2 inches. Moisture at 4.5' = 3.5%.
6.5 – 10.0	GP	Fine to Coarse Sandy GRAVEL – Gray, dense, dry.

Excavated on 1/30/14
Groundwater not encountered
Test pit terminated at 10.0 feet
Bulk samples taken at 4.5 feet
Excavation Equipment: Backhoe
Logged by: JPB



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"Building on Excellence"

TEST PIT No. 4

Project: Bannock Wellness Park
File: P14039

DEPTH (Feet)	SOIL CLASS	SOIL DESCRIPTION
0.0 – 4.5	ML	Fine Sandy SILT – Light brown, loose, dry. Roots and vegetation in the upper 1-2 inches. Moisture at 3' = 4.1%. Percent passing No. 200 at 3' = 46.1% Collapse potential = 0.031" per inch
4.5 – 10.0	GP	Fine to Coarse Sandy GRAVEL – Gray, dense, dry.

Excavated on 1/30/14
Groundwater not encountered
Test pit terminated at 10.0 feet
Bulk samples taken at 3 feet
Excavation Equipment: Backhoe
Logged by: JPB

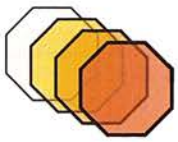
XCELL ENGINEERING, LLC
"Building on Excellence"

TEST PIT No. 5

Project: Bannock Wellness Park
File: P14039

DEPTH (Feet)	SOIL CLASS	SOIL DESCRIPTION
0.0 – 10.0	ML	Fine Sandy SILT – Light brown, loose to medium dense, damp. Roots and vegetation in the upper 1-2 inches. Moisture at 4' = 4.3%. Dry density = 90.6 pcf

Excavated on 1/30/14
Groundwater not encountered
Test pit terminated at 10.0 feet
Bulk samples taken at 4 feet
Excavation Equipment: Backhoe
Logged by: JPB



XCELL ENGINEERING, LLC
"Building on Excellence"

TEST PIT No. 6

Project: Bannock Wellness Park
File: P14039

DEPTH (Feet)	SOIL CLASS	SOIL DESCRIPTION
0.0 - 3.5	ML	Fine Sandy SILT – Light brown, loose to medium dense, damp. Roots and vegetation in the upper 1-2 inches. Moisture at 3' = 4.4%.
3.5 – 10.0	GP	Fine to Coarse Sandy GRAVEL – Gray, dense, dry.

Excavated on 1/30/14
Groundwater not encountered
Test pit terminated at 10.0 feet
Bulk samples taken at 3 feet
Excavation Equipment: Backhoe
Logged by: JPB

USGS Design Maps Summary Report

User–Specified Input

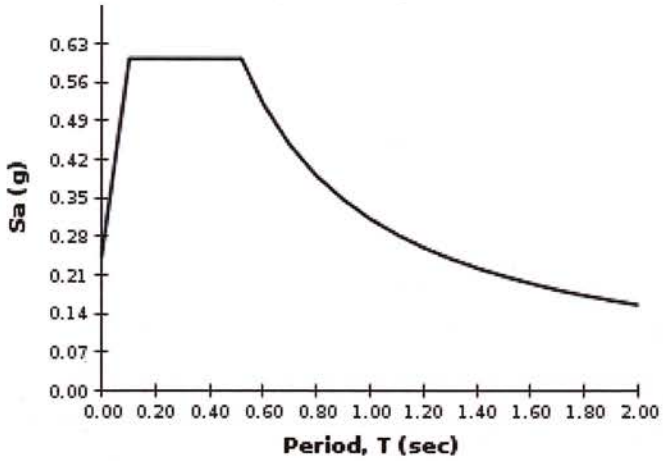
Report Title	Pocatello Business Development Area Fri February 7, 2014 17:46:10 UTC
Building Code Reference Document	2012 International Building Code (which utilizes USGS hazard data available in 2008)
Site Coordinates	42.907°N, 112.579°W
Site Soil Classification	Site Class D – "Stiff Soil"
Risk Category	I/II/III

USGS–Provided Output

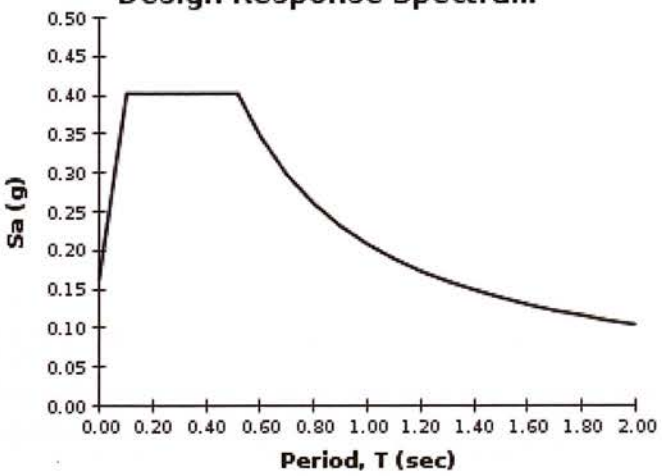
S_S =	0.409 g	S_{MS} =	0.603 g	S_{DS} =	0.402 g
S_1 =	0.139 g	S_{M1} =	0.312 g	S_{D1} =	0.208 g

For information on how the SS and S1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.

MCE_R Response Spectrum



Design Response Spectrum



USGS Design Maps Detailed Report

2012 International Building Code (42.907°N, 112.579°W)

Site Class D – "Stiff Soil", Risk Category I/II/III

Section 1613.3.1 — Mapped acceleration parameters

Note: Ground motion values provided below are for the direction of maximum horizontal spectral response acceleration. They have been converted from corresponding geometric mean ground motions computed by the USGS by applying factors of 1.1 (to obtain S_S) and 1.3 (to obtain S_1). Maps in the 2012 International Building Code are provided for Site Class B. Adjustments for other Site Classes are made, as needed, in Section 1613.3.3.

From Figure 1613.3.1(1) [1] [1] $S_S = 0.409$ g

From Figure 1613.3.1(2) [2] [2] $S_1 = 0.139$ g

Section 1613.3.2 — Site class definitions

The authority having jurisdiction (not the USGS), site-specific geotechnical data, and/or the default has classified the site as Site Class D, based on the site soil properties in accordance with Section 1613.

2010 ASCE-7 Standard – Table 20.3-1
SITE CLASS DEFINITIONS

Site Class	$\overline{v}_s$	$\overline{N}$ or $\overline{N}_{ch}$	$\overline{s}_u$
A. Hard Rock	>5,000 ft/s	N/A	N/A
B. Rock	2,500 to 5,000 ft/s	N/A	N/A
C. Very dense soil and soft rock	1,200 to 2,500 ft/s	>50	>2,000 psf
D. Stiff Soil	600 to 1,200 ft/s	15 to 50	1,000 to 2,000 psf
E. Soft clay soil	<600 ft/s	<15	<1,000 psf
	Any profile with more than 10 ft of soil having the characteristics: • Plasticity index PI > 20, • Moisture content $w \geq 40\%$, and • Undrained shear strength $\overline{s}_u$ < 500 psf		
F. Soils requiring site response analysis in accordance with Section 21.1	See Section 20.3.1		

For SI: 1ft/s = 0.3048 m/s 1lb/ft² = 0.0479 kN/m²

Section 1613.3.3 — Site coefficients and adjusted maximum considered earthquake spectral response acceleration parameters

TABLE 1613.3.3(1)
VALUES OF SITE COEFFICIENT F_a

Site Class	Mapped Spectral Response Acceleration at Short Period				
	$S_S \leq 0.25$	$S_S = 0.50$	$S_S = 0.75$	$S_S = 1.00$	$S_S \geq 1.25$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of S_S

For Site Class = D and S_s = 0.409 g, F_a = 1.473

TABLE 1613.3.3(2)
VALUES OF SITE COEFFICIENT F_v

Site Class	Mapped Spectral Response Acceleration at 1-s Period				
	$S_1 \leq 0.10$	$S_1 = 0.20$	$S_1 = 0.30$	$S_1 = 0.40$	$S_1 \geq 0.50$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.7	1.6	1.5	1.4	1.3
D	2.4	2.0	1.8	1.6	1.5
E	3.5	3.2	2.8	2.4	2.4
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of S_1

For Site Class = D and S_1 = 0.139 g, F_v = 2.244

Equation (16-37): $S_{MS} = F_a S_S = 1.473 \times 0.409 = 0.603$ g

---

ıation (16-38): $S_{M1} = F_v S_1 = 2.244 \times 0.139 = 0.312$ g

---

Section 1613.3.4 — Design spectral response acceleration parameters

Equation (16-39): $S_{DS} = ⅔ S_{MS} = ⅔ \times 0.603 = 0.402$ g

---

Equation (16-40): $S_{D1} = ⅔ S_{M1} = ⅔ \times 0.312 = 0.208$ g

---

Section 1613.3.5 — Determination of seismic design category

TABLE 1613.3.5(1)
SEISMIC DESIGN CATEGORY BASED ON SHORT-PERIOD (0.2 second) RESPONSE ACCELERATION

VALUE OF S_{DS}	RISK CATEGORY		
	I or II	III	IV
$S_{DS} < 0.167g$	A	A	A
$0.167g \le S_{DS} < 0.33g$	B	B	C
$0.33g \le S_{DS} < 0.50g$	C	C	D
$0.50g \le S_{DS}$	D	D	D

For Risk Category = I and S_{DS} = 0.402 g, Seismic Design Category = C

TABLE 1613.3.5(2)
SEISMIC DESIGN CATEGORY BASED ON 1-SECOND PERIOD RESPONSE ACCELERATION

VALUE OF S_{D1}	RISK CATEGORY		
	I or II	III	IV
$S_{D1} < 0.067g$	A	A	A
$0.067g \le S_{D1} < 0.133g$	B	B	C
$0.133g \le S_{D1} < 0.20g$	C	C	D
$0.20g \le S_{D1}$	D	D	D

For Risk Category = I and S_{D1} = 0.208 g, Seismic Design Category = D

Note: When S_1 is greater than or equal to 0.75g, the Seismic Design Category is **E** for buildings in Risk Categories I, II, and III, and **F** for those in Risk Category IV, irrespective of the above.

Seismic Design Category ≡ "the more severe design category in accordance with Table 1613.3.5(1) or 1613.3.5(2)" = D

Note: See Section 1613.3.5.1 for alternative approaches to calculating Seismic Design Category.

References

1. *Figure 1613.3.1(1)*: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/IBC-2012-Fig1613p3p1(1).pdf
2. *Figure 1613.3.1(2)*: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/IBC-2012-Fig1613p3p1(2).pdf

References

1. *Figure 1613.3.1(1)*: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/IBC-2012-Fig1613p3p1(1).pdf
2. *Figure 1613.3.1(2)*: http://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/IBC-2012-Fig1613p3p1(2).pdf

Bearing Capacity - Meyerhof

Qult = cNcScDc+qNqSqDq+ ½BNγSγDγ — Vertical Footings

Qult = cNcIcDc+qNqIqDq+ ½BNγIγDγ — Inclined Footings

Project: Pocatello AP Business Park

Date: February 10, 2014

Engineer: JPB

Inclination=	0	Degrees
C =	0	psf
Ø =	31	degrees
Unit Wt - γ=	105	pcf
FTG Depth=	3	feet
FTG Width=	1.5	feet
FTG Length=	30	feet
Kp=	3.124	
Nq=	18.4	
Nc=	30.13	
Nγ (m)=	15.7	
Sc=	1.031240351	
Dc=	1.706997606	
Sq=	1.015620175	
Dq=	1.353498803	
Sγ =	1.015620175	
Dγ =	1.353498803	

Ø	Nq	Nc	Nγ (m)
0	1.0	5.14	0.0
5	1.6	6.49	0.1
10	2.5	8.34	0.4
15	3.9	10.97	1.1
20	6.4	14.83	2.9
25	10.7	20.71	6.8
26	11.8	22.25	8.0
28	14.7	25.79	11.2
30	18.4	30.13	15.7
32	23.2	35.47	22.0
34	29.4	42.14	31.1
36	37.7	50.55	44.4
38	48.9	61.31	64.0
40	64.1	75.25	93.6
45	134.7	133.73	262.3
50	318.5	266.50	871.7

For Silt/Sand/Gr Soils Ø>10 Inclination=0	Qult =	9667	psf
	Q Allow =	3222	psf
For Clay Soils Ø=0 Inclination=0	Qult =	7032	psf
	Q Allow =	2344	psf
For Silt/Sand/Gr Soils Ø>10 Inclination>0	Qult =	9518	psf
	Q Allow =	3173	psf
For Clay Soils Ø=0 Inclination>0	Qult =	5796	psf
	Q Allow =	1932	psf

Inclination Factors	
Ic=Iq=	1.00
Iγ for Ø>0	1.00
Iγ for Ø=0	0.00

NOTE:

1) C = Unconfined Compressive Strength

2) q = Over burden Pressure - γ*Depth of Footing

3) B = width of Footing

4) Unit weight = effective unit weight

Rankine Lateral Earth Pressures Including Coulomb's Analysis for Active Force During Seismic Acceleration

Project: Pocatello AP Business Park
Date: February 10, 2014
Soil Type: Silt/Sand

	Friction Angle (Deg)	Friction Angle (Rad)	Ko	Ka	Kp
Ø	31	0.54105	0.485	0.320	3.124
Cohesion	0				
Wall Height	6	1.00			
Horiz Acceleration - Kh	0.406				
Vert Acceleration - Kv	0.203	0.79			
Unit Wt. (pcf)	120	0.89			
Wall Inclination-Theta	0				
Slope of retained fill - a	0	0.52			
Wall Friction Angle - Delta	0	0.07			
Beta=Tan^-1(Kh/1-Kv)	26.99	0.47			
Alpha'=a+Beta	26.99				
Theta'=Theta+Beta	26.99	0.45			
K'a	0.73	1.00			
1/cos (B19)	1.12				
Pae	1420				
Static Equivalent Fluid Pressure in Pounds per Cubic Foot =			58.2	38.4	374.9

Active Seismic Forces Using the *Mononobe-Okabe Equations elaborated by Seed and Whitman (1970)
Indicate an additional thrust of 1420 Pounds per Linear Foot of Wall
During the Seismic Event Specified. The force acts at 1/3 the wall height at an angle of 15 degrees
below perpendicular to wall face as shown below.

Maximum depth to which tensile cracks in the soil may be anticipated is 0.0 Inches

*Ref: Das Section 9.10 pp337

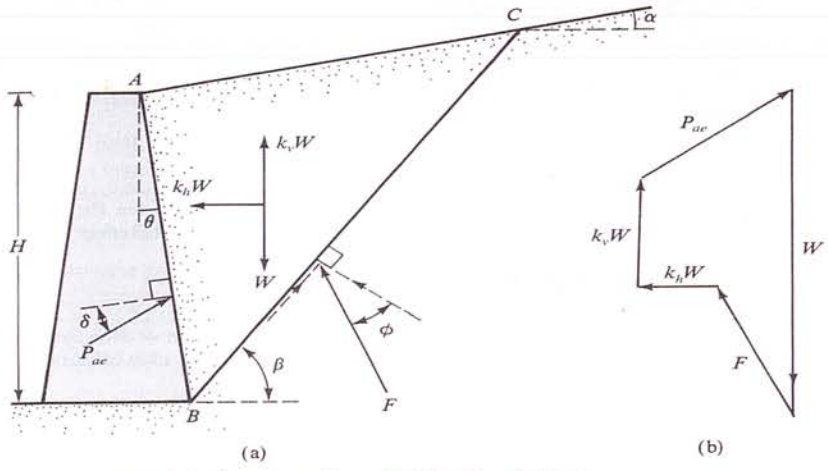


Figure 9.30 Active force on retaining wall with earthquake forces

Flexible Pavement Design

Project:	Pocatello AP Business Park
Date:	February 10, 2014
Engineer:	JPB

Vehicle Type	Enter ADT	EAL 20 Yr Const		Total 20 yr Constant
Automobile	500	1.38		690
2-Axle Truck	20	1380		27600
3-Axle Truck	5	3680		18400
4-Axle Truck	0	5880		0
5+-Axle Truck	0	13780		0
All Trucks=18 kip axle			**TOTAL EAL =**	46000

Traffic Index (TI) = 9.0(EAL/1,000,000)^0.119 =	6.2

Enter R-Values:	
Aggregate Base:	80
Aggregate Subbase:	65
Basement Soil:	30

Select a Recommended Safety Factor:		**Enter Selected FS Value**
Class A Cement Treated Base:	0.24	
Class B Cement Treated Base:	0.18	
Asphalt Treated Base:	0.18	0.16
Lime Treated Base:	0.18	
Soil Cement:	0.18	
Aggregate Base:	0.16	

GE = .0032(TI)(100-R) + FS

	Calc GE Thickness (feet)	Equivalent Thickness Ratio (Value:1)	Actual Required Thickness (feet)	Design Section (Inches)
GE for AC = .0032(TI base)(100-R) +FS =	0.56	2.5	0.22	2.68
GE for Base = .0032(TIsubbase)(100-R) +FS-Pavement =	0.30	1	0.30	3.59
GE Subbase = .0032(TI soil)(100-R)+FS-Pavement -Base =	0.70	0.75	0.93	11.18

Notes:

1) If frost depth is greater than the design pavement section it may be required to increase the section thickness
2) The California Method is based on experience and fatigue analysis may be required
3) If basement soil is expected to become saturated it may be required to increase the section thickness
4) If basement soil is or may become wet & clayey geogrid reinforcement should be used.

Olsen, Tiffany

.:	Higgins, Jerry
.nt:	Friday, March 07, 2014 4:01 PM
To:	Crowell, Lonnie
Cc:	Olsen, Tiffany
Subject:	Financial information for the annual report.
Attachments:	doc07784820140307170742.pdf; doc07784920140307170752.pdf; doc07785020140307170805.pdf

Lon, attached are the pages from the audited financial report that you need to include in your report.