

POCATELLO DEVELOPMENT AUTHORITY
Agenda for the meeting of
April 21, 2021 – 11:00 a.m.
Council Chambers – Pocatello City Hall

In-person attendance is allowed, but due to COVID-19 guidelines, strict social distancing measures are in place. Attendance is limited. Face coverings are required.

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three days' advance notice by contacting Skyler Beebe at sbeebe@pocatello.us, 208.234.6248, or 5815 South 5th Avenue, Pocatello, Idaho.

In the event this meeting is still in progress at 12:00 p.m., a ten-minute recess may be called.

- 1. CALL TO ORDER, DISCLOSURE OF CONFLICT OF INTEREST, AND ACKNOWLEDGMENT OF GUESTS.**
- 2. ACTION ITEM – Minutes.** The Board may wish to waive the oral reading of the minutes and approve the minutes from the Board of Commissioners Regular Meeting held March 17, 2021. *See attached document.*
- 3. ACTION ITEM – Signature Update.** The Board may wish to approve changes to the signature card for the PDA with Idaho Central Credit Union.
- 4. ACTION ITEM – Financial Report.** A financial report for the PDA will be provided by PDA Treasurer. The Board may wish to approve the financial report. *See attached document.*
- 5. ACTION ITEM – Expense Payments & Reimbursements.** The Board may wish to approve the payment or reimbursement of the following PDA expenses:
 - 5a. \$38.12 from the general fund to the Idaho State Journal for the Publication of the PDA FY20 Annual Report Public Notice. *See attached invoice.*
 - 5b. \$215.00 from the general fund Elam & Burke for special council general. *See the attached invoice.*
- 6. ACTION ITEM – North Portneuf Potential Project.** The Board may wish to hear and discuss a proposal from Portneuf Capital for a potential project at the HOKU site. *See attached document.*
- 7. ACTION ITEM – BGS Holdings Loan Forbearance.** The Board may wish to consider a request from BGS Holdings for a request to enter into a forbearance agreement with the PDA. The agreement would retroactively start from June 1, 2020 unto May 30, 2021. In addition, the agreement would require that the PDA would become the first in line for re
- 8. CALENDAR REVIEW –** The Board may wish to take this opportunity to inform other Board members of upcoming meetings and events that should be called to their attention.
- 8. ADJOURN.**

Action Item 2

**POCATELLO DEVELOPMENT AUTHORITY
MEETING MINUTES FOR MARCH 17, 2021
COUNCIL CHAMBERS, 911 N 7TH AVENUE, POCATELLO, ID**

Members present: Heidi Adamson, Victoria Byrd, Jim Johnston, Rob Lion, Scott Turner, Terrel Tovey, and David Villarreal.

Members absent/excused: Brian Blad (excused), Thomas Ottaway (unexcused).

Others present: Brent McLane, Executive Director; Jim Krueger, Treasurer; Aceline McCulla, Secretary; Jared Johnson, Pocatello City Attorney; Merrill Quayle, Pocatello Public Works Development Engineer; Jeff Mansfield, Pocatello Public Works Director/City Engineer; and other members of the public.

Agenda Item No. 1: Call to Order and Disclosure of Conflicts of Interest.

Chair David Villarreal called the meeting to order at approximately 11:00 a.m. No conflicts were disclosed at this time.

Chair Villarreal introduced Victoria Byrd

Agenda Item No. 2: Minutes

The minutes of the regularly scheduled meeting of February 17, 2021 were reviewed. It was then moved by **J. Johnston** and seconded by **S. Turner** to approve the minutes with the corrections from the regular meeting of February 17, 2021. Those in favor: Heidi Adamson, Victoria Byrd, Jim Johnston, Rob Lion, Scott Turner, Terrel Tovey, and David Villarreal. Unanimous. Motion Carried.

Agenda Item No. 3: Resolution 2021-01

The Board considered adopting Resolution 2021-01 that expressed appreciation for Scott Smith's service to the Board. It was then moved by **T. Tovey** and seconded by **H. Adamson** to adopt Resolution 2021-01. Those in favor: Heidi Adamson, Victoria Byrd, Jim Johnston, Rob Lion, Scott Turner, Terrel Tovey, and David Villarreal. Unanimous. Motion Carried.

Agenda Item No. 4: Financial Report.

The Board considered the February financial report presented in the supplemented agenda packet. It was then moved by **J. Johnston** and seconded by **S. Turner** to approve the financial report as presented. Those in favor: Heidi Adamson, Victoria Byrd, Jim Johnston, Rob Lion, Scott Turner, Terrel Tovey, and David Villarreal. Unanimous. Motion Carried.

Krueger asked the PDA to adopt a resolution for a fund balance policy. Krueger would have a resolution ready by the April 21 meeting.

There was an inquiry about a change of property ownership in the Naval Ordnance TIF area. If there is a change in ownership of property in the TIF area, would that affect the area budget? **Krueger** stated he would look into this by next meeting.

It was moved by **T. Tovey** and seconded by **H. Adamson** to approve the financial report as presented. Those in favor: Heidi Adamson, Victoria Byrd, Jim Johnston, Rob Lion, Scott Turner, Terrel Tovey, and David Villarreal. Unanimous. Motion Carried.

It was moved by **T. Tovey** and seconded by **J. Johnston** to authorize Treasurer Krueger to create a resolution to instate a Fund Balance Policy for approval during the April 21, 2021 meeting. Those in favor: Heidi Adamson, Victoria Byrd, Jim Johnston, Rob Lion, Scott Turner, Terrel Tovey, and David Villarreal. Unanimous. Motion Carried.

Agenda Item No. 5: Fiscal Year 2020 PDA Report.

The PDA FY 2020 Annual Report was submitted to the Board for consideration and approval. It was then moved by **S. Turner** and seconded by **T. Tovey** to approve the PDA FY 2020 Annual Report. Those in favor: Heidi Adamson, Victoria Byrd, Jim Johnston, Rob Lion, Scott Turner, Terrel Tovey, and David Villarreal. Unanimous. Motion Carried.

Agenda Item No. 6: Expense Payments & Reimbursements

The following expense payments and reimbursements were presented to the Board for consideration and approval.

- 6a.** \$64.50 from General Fund to Elam & Burke for legal fees for the month of January 2021 re: Special Counsel General. *See attached invoice.*
- 6b.** \$4,015.27 from General Fund to the City of Pocatello for staff services for the period of 10/01/2020 through 12/31/2020. See attached document.
- 6c.** 27.50 from General Fund to New Day Products Inc. for plaque. See attached document.

It was then moved by **H. Adamson** and seconded by **T. Tovey** to authorize the Treasurer to process agenda items 6a, 6b, and 6c, for payment as presented. Those in favor: Heidi Adamson, Victoria Byrd, Jim Johnston, Rob Lion, Scott Turner, Terrel Tovey, and David Villarreal. Unanimous. Motion Carried.

Agenda Item No. 7: Calendar Review.

The Board may wish to take this opportunity to inform other Board members of upcoming meetings and events that should be called to their attention.

Tovey asked the PDA to consider having a work session to create short-term and long-term goals and objective for the upcoming year and budget. **Lion** recommended a second work session to hire an economic development consultant to help create bench marks and be more purposeful with casting future projects and revenues.

It was then moved by **D. Villarreal** and seconded by **T. Terrel** to work with Brent McLane to create an overview for and schedule work sessions that identify the economic sources and consultants to assist with these work sessions.

Agenda Item No. 8: Adjourn.

With no more business, Chair Villarreal closed the meeting at 11:30 AM.

By: Aceline McCulla, Secretary

Approved on

Action Item 4

Pocatello Development Authority
Balance Sheet by Class
As of March 31, 2021

	1-General Fund	4-Naval Ordnance	6-North Portneuf	7-Pocatello Regional Airport	8-Northgate	TOTAL
ASSETS						
Current Assets						
Checking/Savings						
ICCU Checking	708,700.75	1,302,046.12	1,413,913.60	20,349.06	3,990.06	3,448,999.59
ICCU Savings	25.00	0.00	0.00	0.00	0.00	25.00
Total Checking/Savings	<u>708,725.75</u>	<u>1,302,046.12</u>	<u>1,413,913.60</u>	<u>20,349.06</u>	<u>3,990.06</u>	<u>3,449,024.59</u>
Accounts Receivable						
Notes Receivable	381,749.22	0.00	0.00	0.00	0.00	381,749.22
Total Accounts Receivable	<u>381,749.22</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>381,749.22</u>
Other Current Assets						
Accrued Interest Income	23,923.72	374.33	145.57	228.76	0.00	24,672.38
Allowance for Doubtful Accounts	0.00	0.00	0.00	0.00	0.00	0.00
Property Tax Receivable	7,969.05	0.00	208,081.29	0.00	0.00	216,050.34
Total Other Current Assets	<u>31,892.77</u>	<u>374.33</u>	<u>208,226.86</u>	<u>228.76</u>	<u>0.00</u>	<u>240,722.72</u>
Total Current Assets	1,122,367.74	1,302,420.45	1,622,140.46	20,577.82	3,990.06	4,071,496.53
Other Assets						
Inventory - Leasehold	125,000.00	0.00	0.00	0.00	0.00	125,000.00
Land	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Assets	<u>125,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>125,000.00</u>
TOTAL ASSETS	<u><u>1,247,367.74</u></u>	<u><u>1,302,420.45</u></u>	<u><u>1,622,140.46</u></u>	<u><u>20,577.82</u></u>	<u><u>3,990.06</u></u>	<u><u>4,196,496.53</u></u>

**Pocatello Development Authority
Balance Sheet by Class
As of March 31, 2021**

	1-General Fund	4-Naval Ordnance	6-North Portneuf	7-Pocatello Regional Airport	8-Northgate	TOTAL
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Other Current Liabilities						
Acct Payable	12,375.28	0.00	2,541.50	0.00	0.00	14,916.78
Notes Payable Short Term	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Current Liabilities	<u>12,375.28</u>	<u>0.00</u>	<u>2,541.50</u>	<u>0.00</u>	<u>0.00</u>	<u>14,916.78</u>
Total Current Liabilities	12,375.28	0.00	2,541.50	0.00	0.00	14,916.78
Long Term Liabilities						
Deferred Interest Receivable	23,632.57	0.00	0.00	0.00	0.00	23,632.57
Deferred Notes Receivable Rev	426,528.00	0.00	0.00	0.00	0.00	426,528.00
Deferred Tax Revenues	0.00	0.00	208,081.29	0.00	0.00	208,081.29
Notes Payable Long Term	0.00	0.00	0.00	0.00	0.00	0.00
Total Long Term Liabilities	<u>450,160.57</u>	<u>0.00</u>	<u>208,081.29</u>	<u>0.00</u>	<u>0.00</u>	<u>658,241.86</u>
Total Liabilities	462,535.85	0.00	210,622.79	0.00	0.00	673,158.64
Equity						
Fund Balance	967,594.43	1,177,469.18	1,352,818.89	544,711.85	0.00	4,042,594.35
Net Income	-182,762.54	124,951.27	58,698.78	-524,134.03	3,990.06	-519,256.46
Total Equity	<u>784,831.89</u>	<u>1,302,420.45</u>	<u>1,411,517.67</u>	<u>20,577.82</u>	<u>3,990.06</u>	<u>3,523,337.89</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,247,367.74</u></u>	<u><u>1,302,420.45</u></u>	<u><u>1,622,140.46</u></u>	<u><u>20,577.82</u></u>	<u><u>3,990.06</u></u>	<u><u>4,196,496.53</u></u>

**Pocatello Development Authority
Profit & Loss by Class
March 2021**

	<u>1-General Fund</u>	<u>4-Naval Ordnance</u>	<u>6-North Portneuf</u>	<u>7-Pocatello Regional Airport</u>	<u>8-Northgate</u>	<u>TOTAL</u>
Ordinary Income/Expense						
Income						
Interest Income	81.27	149.20	161.87	67.70	0.08	460.12
Property Taxes	0.00	0.00	1,137.17	7.42	3,319.44	4,464.03
Total Income	<u>81.27</u>	<u>149.20</u>	<u>1,299.04</u>	<u>75.12</u>	<u>3,319.52</u>	<u>4,924.15</u>
Gross Profit	81.27	149.20	1,299.04	75.12	3,319.52	4,924.15
Expense						
Administrative	263.43	0.00	0.00	0.00	0.00	263.43
Bank Fee	30.00	0.00	0.00	0.00	0.00	30.00
Professional Services						
Infrastructure Grant	0.00	0.00	0.00	570,442.68	0.00	570,442.68
Other Professional						
Services	215.00	0.00	0.00	0.00	0.00	215.00
Total Professional	<u>215.00</u>	<u>0.00</u>	<u>0.00</u>	<u>570,442.68</u>	<u>0.00</u>	<u>570,657.68</u>
Services	215.00	0.00	0.00	570,442.68	0.00	570,657.68
Total Expense	<u>508.43</u>	<u>0.00</u>	<u>0.00</u>	<u>570,442.68</u>	<u>0.00</u>	<u>570,951.11</u>
Net Ordinary Income	<u>-427.16</u>	<u>149.20</u>	<u>1,299.04</u>	<u>-570,367.56</u>	<u>3,319.52</u>	<u>-566,026.96</u>
Net Income	<u><u>-427.16</u></u>	<u><u>149.20</u></u>	<u><u>1,299.04</u></u>	<u><u>-570,367.56</u></u>	<u><u>3,319.52</u></u>	<u><u>-566,026.96</u></u>

**Pocatello Development Authority
Profit & Loss by Class
October 2020 through March 2021**

	1-General Fund	4-Naval Ordnance	6-North Portneuf	7-Pocatello Regional Airport	8-Northgate	TOTAL
Ordinary Income/Expense						
Income						
Interest Income	588.37	935.04	1,050.18	424.69	0.20	2,998.48
Loan Interest Income	624.80	0.00	0.00	0.00	0.00	624.80
Personal Property tax replace	0.00	4,473.12	1,949.54	1,262.85	25.46	7,710.97
Property Taxes	0.00	119,543.11	55,699.06	44,621.11	3,964.40	223,827.68
Total Income	<u>1,213.17</u>	<u>124,951.27</u>	<u>58,698.78</u>	<u>46,308.65</u>	<u>3,990.06</u>	<u>235,161.93</u>
Gross Profit	1,213.17	124,951.27	58,698.78	46,308.65	3,990.06	235,161.93
Expense						
Administrative	2,990.60	0.00	0.00	0.00	0.00	2,990.60
Bank Fee	30.00	0.00	0.00	0.00	0.00	30.00
Professional Services						
Infrastructure Grant	0.00	0.00	0.00	570,442.68	0.00	570,442.68
Engineering Services	162,957.46	0.00	0.00	0.00	0.00	162,957.46
Other Professional Services	17,997.65	0.00	0.00	0.00	0.00	17,997.65
Total Professional Services	<u>180,955.11</u>	<u>0.00</u>	<u>0.00</u>	<u>570,442.68</u>	<u>0.00</u>	<u>751,397.79</u>
Total Expense	<u>183,975.71</u>	<u>0.00</u>	<u>0.00</u>	<u>570,442.68</u>	<u>0.00</u>	<u>754,418.39</u>
Net Ordinary Income	<u>-182,762.54</u>	<u>124,951.27</u>	<u>58,698.78</u>	<u>-524,134.03</u>	<u>3,990.06</u>	<u>-519,256.46</u>
Net Income	<u><u>-182,762.54</u></u>	<u><u>124,951.27</u></u>	<u><u>58,698.78</u></u>	<u><u>-524,134.03</u></u>	<u><u>3,990.06</u></u>	<u><u>-519,256.46</u></u>

Action Item 5



ADVERTISING RECEIPT

PO Box 431
305 S Arthur Ave,
Pocatello, ID 83204
Ph. (208) 522-1800 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
03/18/21	2550

ACELINE MCCULLA
POCATELLO PLANNING AND DEVELOPMENT
PO BOX 4169
POCATELLO, ID 83205

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
83009	Development Authorit	03/23/21	03/23/21	1	\$38.12

POCATELLO DEVELOPMENT AUTHORITY
NOTICE OF FILING of 2020 ANNUAL REPORT
Notice is hereby given that the Pocatello Development Authority, an urban renewal agency (the "Agency"), held a meeting on Wednesday, March 17, 2021, at the hour of 11:00 a.m., in the Council Chambers at Pocatello City Hall, 911 North 7th Avenue, Pocatello, Idaho, to present its 2020 Annual Report of activities pursuant to Idaho Code §50-2006(c). A copy of the 2020 Annual Report has been filed with the City of Pocatello and available at the office of the City Clerk for examination during regular business hours. Persons wishing to examine a copy of the Agency's 2020 Annual Report or requesting other information may also contact Pocatello Development Authority Executive Director Brent McLane, at the City of Pocatello Planning & Development Services Department at 208-234-6583. City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three (3) days' advance notice by contacting Skyler Beebe at sbeebe@pocatello.us; 208.234.6248 or 5815 South 5th Avenue, Pocatello, ID.
Publication: Tuesday, March 23, 2021 (83009-2550)

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
Discount:					\$0.00
Surcharge:					\$0.00
Credits:					\$0.00
				Gross:	\$38.12
				Paid Amount:	\$0.00
				Amount Due:	\$38.12

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PROOF OF PUBLICATION Idaho State Journal

State of Idaho
County of Bannock

POCATELLO DEVELOPMENT AUTHORITY NOTICE OF FILING of 2020 ANNUAL REPORT

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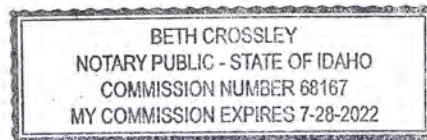
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Publication: Tuesday,
March 23, 2021
(83009-2550)

I, ~~Dawn Giannini~~, or Collins Crapo first being duly sworn, depose and say: That I am the ~~Classified Manager~~, or Processing Clerk employed by Adams Publishing Group of the Rockies LLC, publishers of Idaho State Journal, a newspaper of general circulation, published 4 days, Tues-Wed-Friday and Sunday, at Pocatello, Idaho.

That the notice, of which a copy is hereto attached and made a part of this affidavit, was published in said Idaho State Journal for 1, first publication having been made on 03/23/2021 last publication having been made on 03/23/2021, and that the said notice was published in the regular and entire issue of said paper on the respective dates of publication, and that such notice was published in the newspaper and not in a supplement.

Subscribed and sworn to before me, on this 23rd day of March, 2021



Notary Public
My commission expires:

attached jurat

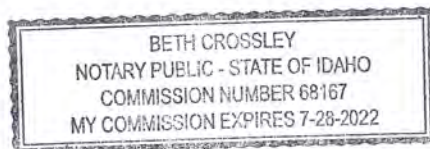
STATE OF IDAHO

SS.

COUNTY OF BANNOCK

On this 23rd day of March, 2021 before me, the undersigned, a Notary public for said state, personally appeared ~~Dawn Giannini~~ or Collins Crapo, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she/they executed the same,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for APG of the Rockies
Residing: Idaho Falls, Idaho
Commission expires:



ELAM & BURKE
ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

Pocatello Development Authority
Attn: Brent McLane
City of Pocatello
P.O. Box 4169
Pocatello, ID 83205

MARCH 31, 2021

Invoice # 190185

Billing Atty - MSC

RE: Special Counsel General

CLIENT/MATTER: 09212-00003

MARCH 31, 2021

Invoice # 190185

***** INVOICE SUMMARY PAGE *****

PROFESSIONAL FEES	215.00
COSTS ADVANCED	.00
TOTAL INVOICE	215.00

ELAM & BURKE

ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

Pocatello Development Authority
Attn: Brent McLane
City of Pocatello
P.O. Box 4169
Pocatello, ID 83205

MARCH 31, 2021

Invoice # 190185

Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From MARCH 27, 2021 Through MARCH 31, 2021

RE: Special Counsel General

CLIENT/MATTER: 09212-00003

3/27/21	MSC	.90	Review economic development loan & grant agreement re Simmons Surgical and BGS Holdings. Review notes, related guaranties and Deed of Trust. Follow up with Brent McLane concerning d/t re BGS Holdings. Assess preliminary next steps including bankruptcy search.	193.50
3/29/21	MSC	.10	Review results of the bankruptcy searches in preparation for determining a path forward on the outstanding loans that are in default.	21.50

ATTORNEY		RATE	HOURS	AMOUNT	NON-CHARGEABLE	
					HOURS	AMOUNT
Conrad, Meghan S.	Shareholder	215.00	1.00	215.00	.00	.00
			1.00	215.00	.00	.00

PAGE 1

ELAM & BURKE
ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

RE: Special Counsel General

CLIENT/MATTER: 09212-00003
MARCH 31, 2021
Invoice # 190185

COSTS ADVANCED

TOTAL COSTS ADVANCED	.00
INVOICE TOTAL	215.00
BALANCE FORWARD	150.50
BALANCE DUE	365.50

Action Item 6

POCATELLO DEVELOPMENT AUTHORITY (PDA)
Preliminary Application for use of Tax Increment Financing

Application:

Name: *Portneuf Capital* _____ Date: *4-12-2021* _____

Mailing Address: *1800 River Park Way* _____

Work Phone: _____ Cell Phone: *208-251-6878* E-Mail: *ldb@portneufcapital.com*

Project Description: *Youth Sports Arena* _____

Project Location: *1800 River Park Way* _____

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

Is the project currently in a revenue allocation area? ☒ Yes ☐ No

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

Current Assessed Value of Project Location: *1.5M* _____

Estimated Construction Value of Project: *13M* _____

Number of jobs created by this project: *12* Wage range of jobs: *35k – 100K* _____

Employee Benefits? ☒ Yes ☐ No If yes, please describe: *Insurance, 401K Paid Vacation* _____

Time frame for job creation: _____ *2021* _____

Construction start date for project: *5-25-20* Anticipated completion date: *10-21* _____

Briefly describe other public benefit(s) associated with this project:

Pre-School/Daycare/Retired will be able to use facility in morning for no charge

Does this project compete with other, already established businesses? How? No

Is this project currently subject to a competitive bid process? Please explain:

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

Relationship of named applicant to the project: Owner

Type of Assistance Requested

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

Amount of Assistance Requested: 922,000.00

Form of Assistance Requested:

☐ Grant of Funds.
 ☐ Loan of Funds.
 ☒ Reimbursement for Approved Expenditures.
 ☐ Pay-As-You Go.
 ☐ Bonding.
 ☐ Other? Please specify _____

Other helpful information? Please list: Please See Attached

Return completed application to:

PDA Executive Director
City of Pocatello
P O Box 4169
Pocatello ID 83205



Description of the Project

The project involves the construction of a pressurized air dome that would measure 250' by 500' and have 125,000 SF of climate-controlled multi-purpose space (see renderings and comparable photos on Exhibit A). Approximately 97,500 SF would be field turf for soccer, lacrosse, football, and other indoor events that can be played or conducted on an artificial grass surface. The remaining 27,500 SF would be a hard surface for basketball, volleyball, and other indoor sports and events that can be conducted on a hard, multi-use surface. The pressurized dome would be connected by a small breezeway to an existing building, known as the "Reactor Building." The Reactor Building brings over 60,000 SF on two levels, with 20,000 SF of space on the upper level that has a ceiling height of over 40 feet and can be used for multi-purpose space. The lower level will be built out to include open areas, restrooms, training space, and office space for sports science, medical, and rehabilitation services (see Exhibit C for rough sketch layout). In addition to the structures, Portneuf Capital will be installing roads, parking lots, and landscaping to complete this phase of the redevelopment.

The facility would be the largest multi-purpose sports facility in the State of Idaho. It would serve the local area by providing a top-tier venue for events, tournaments, and for various sports to conduct activities in a weather-controlled environment. Events and tournaments would have a significant impact on the local economy in terms of hotels, restaurants, and retail spending.

Cost 13M

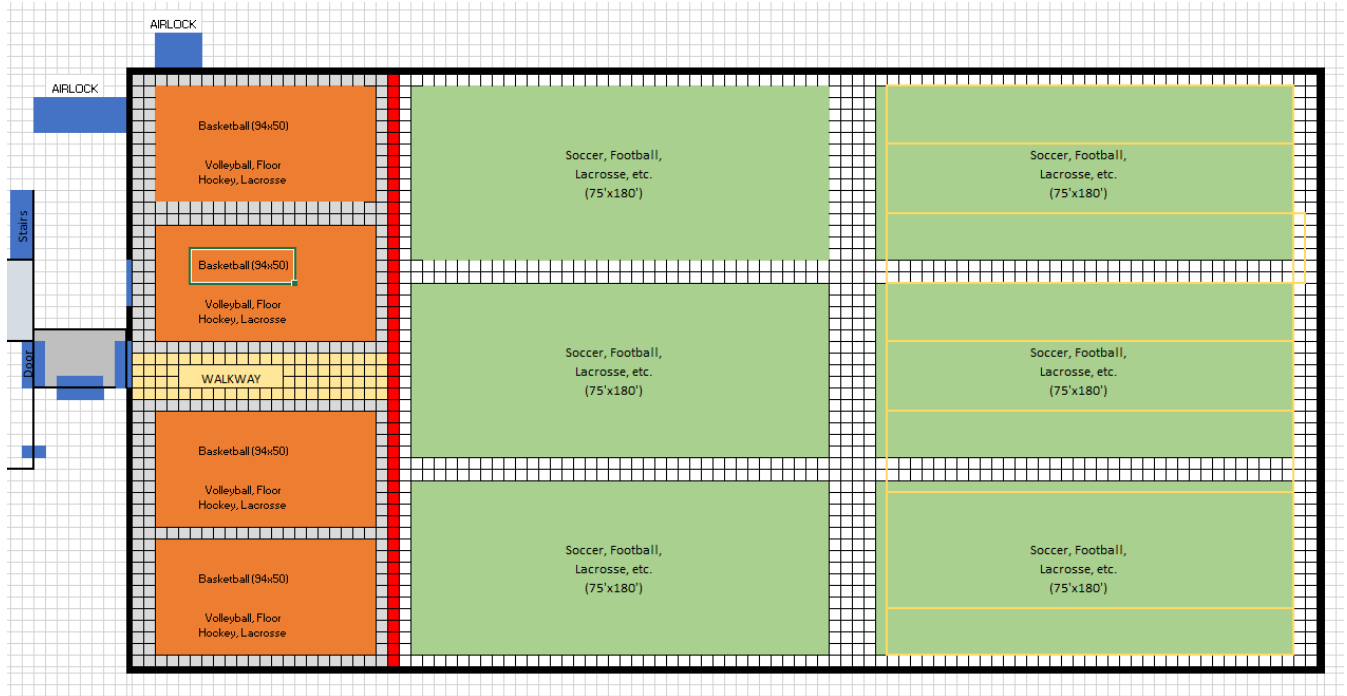
EXHIBIT A



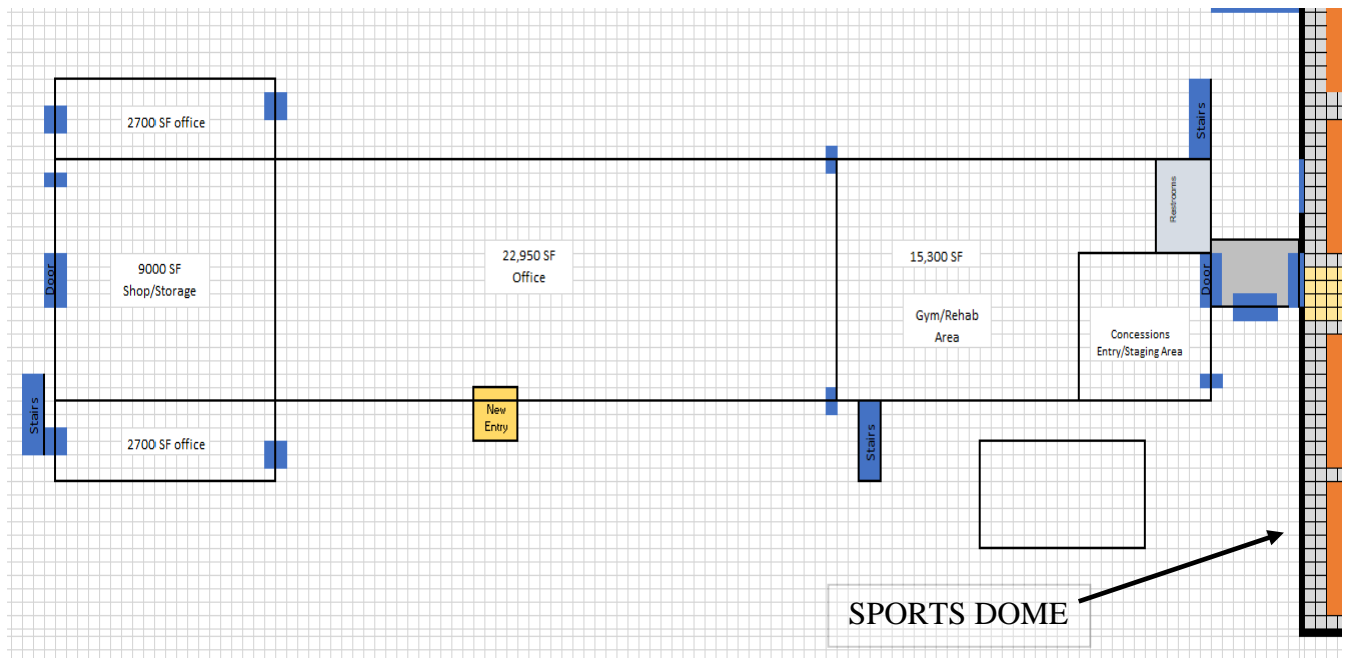


EXHIBIT C
LAYOUT DRAWING

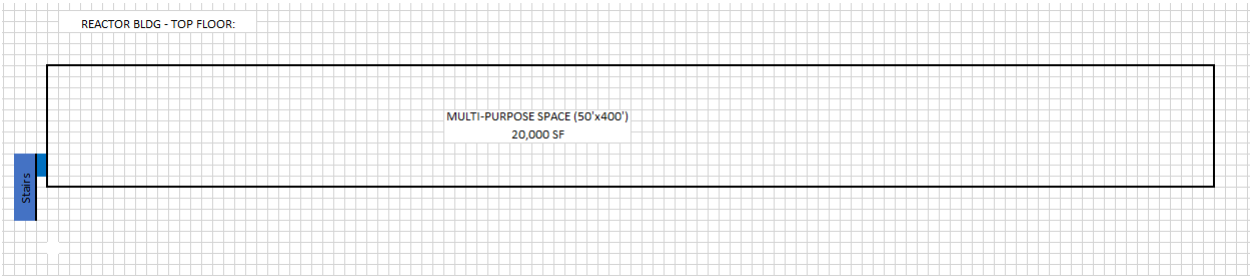
Sports Dome (each square is 5'x5')



Reactor Building (bottom floor):



Reactor Building (top floor):



Pocatello Athletic Complex



“Always the innovators, never
the imitators”



ASATI Structures Conforms & Exceeds The Minimum Design Standards For

ASCE 55-16, ASI-77 AISC, BOCA, ICBO, IBC, CSA, NFPA 701 California State Fire Marshall

- ASATI the only Air Structure in USA evaluated and recommended by BOCA.

Envelope Construction

The fabric envelope will be pre-engineered and sized to meet the buyer's specifications. All of the structure's welded seams will be constructed to be stronger than the fabric. A.S.A.T.I.'s workmanship matches that of the fabrics warranty.

Fabric Envelope: **White with an opaque coating**

Total Weight: Minimum 34 oz. per sq. yard

Grab Tensile Strength 700 lbs. Warp / 700 Weft

Ultraviolet Ray: Dacron Polyester

Fire Retardant: Meets NFPA 701 Cal Fire Marshall

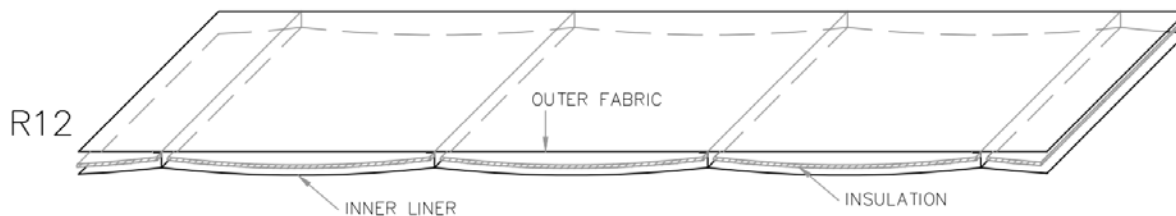
PVDF Infused w. TiO_2 COATING: **Included**

The vinyl coated polyester will have a clear hard barrier PVDF-II coating specially formulated for air structures which keeps the structure clean, smooth, and resistant to dirt and abrasion.

Multi-Layer Thermal liner: **Included**

A thermal liner will be incorporated as an integral part of the main structural envelope insulating 100% of the structural wall including seams. This further reduces the unnecessary loss of conditioned air. When interior lights are used at night, the fabric's high gloss interior finish top coating will reflect indirect lighting in all directions.

- **Interior liner** membrane to be min. total weight 14 oz./sq. yd. vinyl coated polyester. Interior liner fabric will have Kelly green color panels around the lower perimeter on request



Bubble Foil Insulation: **Included**

By inserting Bubble Foil insulation between the outer structural fabric envelope and the interior thermal liner the R-4 fabric wall, this will increase the "R" value to save additional heat loss by increasing the structures insulation value to R-12. The installation of the Bubble Foil insulation is to be installed by the buyer's site air structure installer.



FIELD JUNCTION SEAM JOINTS: **Included**

A mechanical field joint will allow the entire envelope to be separated into smaller sections for easy erection and removal. The joints are mechanically sealed with stainless aluminum clamps. The Air Structure Institute Design and Standards Manual shows clamped field seam joints to be the most airtight seams available in the industry. The seams are protected from water leakage by an exterior fabric seal flap, which locks over the mechanical joint.



Full Bias Safety Net System: Included

The bias harness net system is prefabricated to totally encapsulate the air structure envelope. This harness system uniformly releases fabric tension in all directions, transforming fabric loads directly to the harness. The bias harness net system shall be constructed of pre-stressed galvanized vinyl coated steel cable which is bias interlocked to form a complete encapsulating net. Proper distribution of the harness net system is designed to allow the fabric to carry a minimum stress load for the maximum design wind load. The ASATI bias construction cable harness system causes the wind load side and leeward side of the air structure to balance between opposite forces causing little change in the structure's shape while maintaining stability during maximum wind load.



Why Did ASATI Invent the Full Bias Cable Net System?

As the pioneer and innovators in the air structure industry ASATI grew the Air structure industry by improving the performance of air structure by learning from the 1000's of Air structures we constructed world-wide over our past 56 years in the air structure industry. This proposal provides you with the many contributions ASATI provided to the air structure industry. Architects, engineers, and code standards have adopted every new development made by ASATI. ASATI like all new and recent companies in the industry first offered structures that relied on the fabric structural strength but soon realized that the structures fabric high stress caused fabrics and seams to rupture to cause many total failures. As ASATI grew the industry into larger clear span structures We introduced Co-axial and Low Bias cable systems and again realized these simple cable systems did not reduced loads low enough on larger wide span structures to prevent failure. As a result, ASATI engineered the full Bias Cable Net System. This Cable Net System is the only Cable-reinforced system the reduces the fabric loads in all directions for preventing tears from propagating. This Cable net provides predictable low fabric loads even under 140 mph wind load and 3-inch wsp. This chart shows fabric load remains under 15lbs / square inch.

The Full Bias Cable Net Advantage

- Will withstand 150 miles per hour winds or
- Will Support 50lbs of roof snow load
- Provides up to 30x safety (Alternative systems only provide 6)
- Prevents Tear propagation in the case of vandalism
- Extends the Longevity of the Fabric Skin
- Prevents hanging lights from swaying inside the building

If you plan on building a premier facility it only makes sense to use a cable system that best protects your investment.

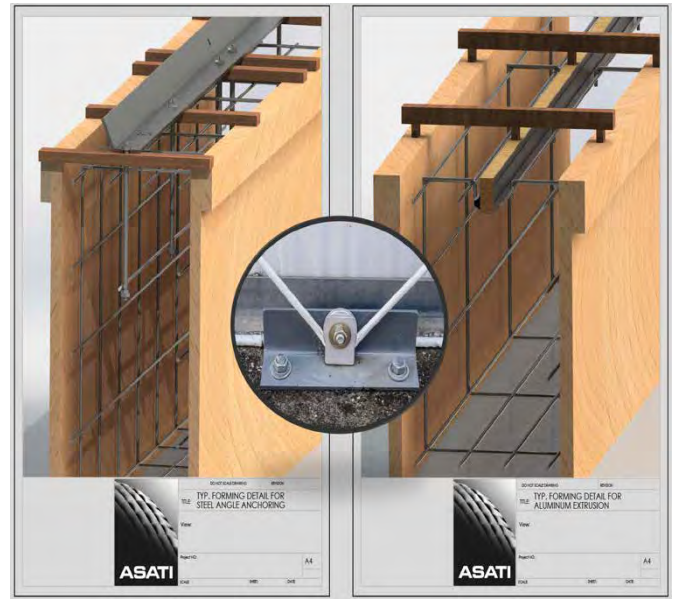
Anchorage Systems

Aluminum Channel System w/ Cable Anchorage Clips: **Included**

Aluminum extrusion anchorage system runs continuously along the entire perimeter of the air structure. This system is often used for seasonal structures because it allows for quick installation and removal of the fabric envelope. This system sits flush in the ground when the structure is down. Our system features a synthetic 2x4 which eliminates rotting that occurs when using pressure treated wood.

Clamp Down Steel Anchorage System w/ Cable Anchorage Clips: **Option**

This method of continuous anchorage at the base of the structure has proven in actual usage to be extremely successful and the best that can be offered. The steel clamp angle (furnished by GC) is designed to hold down the air structure envelope in the most efficient manner. Seepage of water into the structure at the base from snow and rain will be minimized and air loss around the base perimeter is greatly reduced providing savings on inflation. Embedded anchor rods to be furnished by G.C. and are not included in this quote.



Egress & Entrances

Personal Exit Door: **Included**

The primary purpose of this door is to give an emergency means of egress. Due to the air structure's static pressure on the interior side of the door, an emergency door opens outward without force. The door automatically returns closed against the air structure internal air pressure. This design has received complete acceptance by the Building Code Officials and the Air Structure Institute's Design standards. Made of all aluminum welded construction that never rusts and never needs paint, lightweight and easy to remove when the structure is removed Lexan vision panels are unbreakable and offer lifelong service. Free standing with panic hardware and outward opening and self-closing Emergency exit door with top panel for mounting supplied. Includes emergency exit lighting and exit signs with emergency lighting (pre-wired).

Double Exit Door: **NA**

The double exit door is constructed using the same standards as the personal exit door. This door's larger size allows passage for small equipment into the building by removing the centerpiece.



- ✓ All aluminum welded construction that never rusts and never needs paint.
- ✓ Lightweight and easy to remove when the structure is removed.
- ✓ Lexan vision panels are unbreakable and offer lifelong service.
- ✓ Free standing with panic hardware and outward opening and self-closing.
- ✓ Emergency exit door with top panel for mounting supplied emergency exit lighting Exit signs with emergency lighting (pre-wired).
- ✓ ASATI standard practice is to provide all door openings with a roll-up fabric flap that can be quickly rolled down should a door need replacement or should very high wind such as a hurricane be in the forecast. Miami Dolphins and others along the coastal regions have found these emergency roll-down flaps do provide the extra security needed when winds exceeded 100 mph, typical to coastal codes.

3- Leaf Revolving Door: **Included**

Our revolving doors are the most efficient method of moving people in and out of an air structure. As you enter or exit, each door vane acts as an airlock. Therefore, large numbers of people can move safely in and out of the structure without causing a pressure drop. All aluminum welded construction that never rusts and never needs paint, lightweight and easy to remove when the structure is removed Lexan vision panel is unbreakable and offers lifelong service.

Personal Airlock System: **Included**

The airlock system which can be combined with the main entrance (revolving door) or stand-alone, allows for safe entrance and egress by wheelchair, small equipment or multiple people at one time without affecting the internal pressure of the air structure.



- ✓ All aluminum welded construction that never rusts and never needs paint
- ✓ Lightweight and easy to remove when the structure is removed
- ✓ Lexan vision panel is unbreakable and offers lifelong service

Vehicular Airlock: **Included**

Two doors will be provided for each airlock to allow vehicles and equipment to pass in or out of the air structure without changing the safe operating internal pressure. The pre-wired electric motors with push button stations are designed so that only one door can electronically open at a time. Therefore, one door is always closed maintaining the air structure's internal pressure. Complete with one U.L. approved electric motor, push button stations and steel roll up doors. Steel frame, fabric cover, and hardware are pre-packed and complete for assembly. Manual pull chains are supplied for each door, so doors can be opened manually, should electric power fail.



Entrance Openings and Fabric Boots: **Included**

All door openings will be fitted with fabric roll-up flaps, which will be laced closed when the structure is inflated. This allows the structure to be inflated without first connecting doors to the structure's fabric. The fabric flaps can also be rolled down and laced closed during the structure's use so that doors can be removed and repaired without causing an air pressure drop in the air structure.

HVAC

BTU's of Heating: **Inc**

Tons of Cooling: **Inc**

Primary Heating/Cooling/Pressurization: **Included**

The HVAC pressurization system supplies the cfm to automatically inflate the air structure to its full shape and pressure, while it automatically heats and cools the interior. The system is complete with electric motors, inflation fans, automatic dampers. Assembled into an insulated weatherproof exterior housing, painted with a corrosion and heat resistant finish. All components U.L. listed. Factory Mutual Insurance and F.I.A. available upon request. Inflation fans A.M.C.A. rated manufactured to meet National code Electric motors to meet site electric service. Natural gas, propane, oil (choice must be specified upon placement of order).



Automated Wind & Snow Sensors: **Included**

A.S.A.T.I.'s remote control panel package includes the sensors that will read the wind velocity and snowfall. The sensors will automatically increase the building's pressure to resist the designs maximum wind and snow loads.



Remote Monitoring **Included**

A.S.A.T.I.'s remote control package allows users to manage their dome through the internet from their Laptop. This system will also send notification to the user if mechanical issues arise.



Generator: **Included**

The Backup generator will kick on in the event of power failure to supply power to the inflation fans. The package features a transfer switch and will supply power to the lighting system to allow for emergency lighting requirements to be met. The unit is UL listed and is designed in accordance NFPA, NEC, ISO and NEMA standards



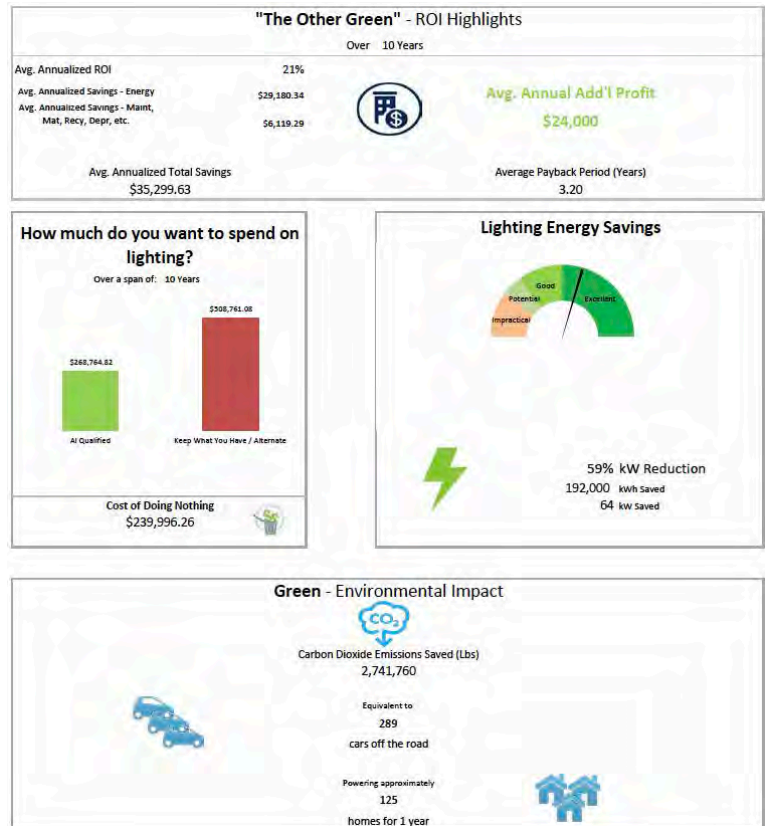
Lighting

Hanglite Universal "Led" Lighting System: **Included**

The Hang Lite Universal "LED" System is an integrated package of precision engineered components that consists of a complete light assembly; fixture, LEDs, wiring and flexible hanging support system. The 440-watt LED HANGLITE® is the only light specifically designed for use in air structures. These lights needed to too be built to meet ASATI's NFL and NCAA customers standards of foot candles and durability. The system provides high quality indirect light to eliminate any blinding effects associated with direct lighting when players look up. The lights are also made of high grade aluminum, so they are not affected if hit with a ball.

The G2-LED Hanglite Advantage

- 56% Energy savings
- 44,200 lumen outputs with NO lumen drop-off
- A 15-year lifespan
- No bulb changes providing savings on maintenance costs
- No ballasts required eliminating wasted space



Skylight: Optional

A 24' wide translucent skylight will allow natural light into the dome to give a feel of outdoor plan.



Logo: Optional

Vinyl mesh banner 40' x 40' with Buyers Logo, finished with reinforced webbing & heavy-duty grommets. Various sizes and logos can obtain, prices to be determined thereafter.





Facility: Pocatello
Athletic Complex

Customer E-Mail: ldb@portneufcapital.com Date: 4/7/21

Customer Name:
LD Barthlome

Customer Number:
208-251-6878

Size: **Wide** 250 **Long** 500 **High** 83 **Square Feet** 125,000

Summary

- White Opaque PVDF Fabric Envelope
- Double Wall Construction
- Bubble Foil Insulation (R-12)
- Field Joints
- Full Bias Cable Net
- Aluminum channel w/ Cable Anchorage Clips
- (8) Personal Exit Doors
- (2) 3-Leaf Revolving Doors
- (1) Personal Airlock
- (1) Vehicle Airlock 12' x 12' x 40'
- (2) 2.75 million BTU Heating Inflation w. 75 Tons AC
- (2) Generator
- Automated Wind & Snow Sensors
- Remote Monitoring
- 166 Lights

1

** Discounted price based on signing a contract by 4/16/21 & placing material deposits by 4/30/21

Options

- Skylight: No Additional Cost

F.O.B. ASATI Factory & Vendors

Buyer Responsible for sales & use tax if applicable

Terms:

- 35% down payment to be paid upon signing of contract
- 30% upon start of production
- 30% upon completion of production of air structure fabrication
- 5% upon delivery or two weeks after notice of completion of production

Salesmen: Donato Fraioli

Cell Number: 914-417-1262

Email: Donato@asati.com

Air Structures American Technologies, Inc.

211 South Ridge Street, Rye Brook, N.Y. 10573

(914) 937-4500 / 1-800-AIR-BLDG / Fax: (914) 937-6331

Email: Info@asati.com • www.ASATI.com • www.ASATI.net

Community Benefits:

Largest indoor sports arena dedicated to Southeast Idaho youth

Climate controlled for year around access

Sports tournaments will draw people from all over for Hotels and Restaurants

Pre-Schools / Day Cares / will have free access for field trips

Residents will have free access for walking and jogging

Green way access will be provided

13 Million Dollar investment

TIF REQUEST	Quote		
			TABLE 1 CATEGORY
transformer reactor bld	\$65,000		Idaho Power
stepdown transformer reactor building	\$47,000		Idaho Power
wire and termination reactor building	\$13,000		Idaho Power
disconnect swith reactor building	\$11,000		Idaho Power
professional fees architect-cival etc	\$26,000		
natural gas extension	\$15,000		Intermountain Gas
fiber optic extension	\$12,000		Bear River Electric
paving	\$165,000		Mickelsen Construction
paving road	\$225,000		Mickelson Construction
transformer sports dome	\$65,000		Idaho Power
stepdown transformer sports dome	\$47,000		Idaho Power
wire and termination sports dome	\$13,000		Idaho Power
disconnect swith reactor building	\$11,000		Idaho Power
professional fees architect-cival etc	\$28,000		
natural gas extension	\$15,000		Intermountain Gas
fiber optic extension	\$14,000		Bear River Electric
paving	\$150,000		Mickelsen Construction
Total	\$922,000		

Action Item 7

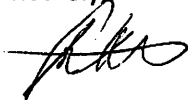
April 15, 2021

To whom it may concern,

I am writing today on behalf of BGS Holdings, LLC in reference to a loan from the PDA dated July 24, 2019. The year of 2020 was a trying time to attempt to open a business due to the onset of COVID19. We opened our doors in mid-January of 2020 with great excitement and hope. Shortly after opening, we were required to close for a period of time and then we were allowed to open with required to limit seating in our establishment for an additional period of time. Even after we were allowed to open to capacity seating, people were still apprehensive to venture out to restaurants and bars. All of these issues combined put us under a bit of a financial strain. While business has improved and continues to get better, getting our loan current and making the required \$15,000 quarterly payments is still a burden to the operation of the new business. We respectfully request that you consider placing our loan into forbearance starting on June 1, 2020 through May 31, 2021. This will allow us to concentrate our efforts on improving business while not depleting our operating cash trying to pay the PDA loan. It should be noted that we are in the process of applying for a loan that would pay this loan off in full as part of its proposed loan terms.

Thank you for your time and consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Wright', written over the word 'Sincerely,'.

Stephen Wright