

POCATELLO DEVELOPMENT AUTHORITY
A COMPONENT UNIT OF THE CITY OF POCATELLO, IDAHO

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED SEPTEMBER 30, 2009

**POCATELLO DEVELOPMENT AUTHORITY
COMPREHENSIVE ANNUAL FINANCIAL REPORT
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Pocatello Development Authority

911 North 7th Street
Pocatello, Idaho 83201

An urban renewal agency for the City of Pocatello, Idaho

To the Board of Commissioners, and Citizens of the City of Pocatello

Idaho State Law requires that all development authorities submit audited financial statements to the entity that sponsored their corporate existence. For the Pocatello Development Authority this entity is the City of Pocatello. The statements must be presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. GAAP also mandates that development authorities are component units of their enabling entity and their balances and results of operations are reported in the enabling units financial statements. To this end, we hereby issue the comprehensive annual financial report for the Pocatello Development Authority for the fiscal year ended September 30, 2009

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that has been established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free from any material misstatement.

Deaton & Company, Chartered, a firm of licensed certified public accountants have issued an unqualified ("clean") opinion on the Pocatello Development Authority's financial statements for the year ended September 30, 2009. The independent auditor's report is located at the front of the financial section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complement this letter of transmittal and should be read in conjunction with it.

Profile of the Pocatello Development Authority

The Pocatello Development Authority was created by the City of Pocatello in 1988 pursuant to resolution 1988-13 in accordance with the Urban Renewal law of 1965 and the Local Economic Development Act. The Authority acts as an arm of the Idaho State government, entirely separate and distinct from the City of Pocatello, as provided in Idaho Code Section 50-2006

The purpose of the Pocatello Development Authority is to undertake urban renewal projects in areas designated by the City of Pocatello to be deteriorating and to undertake this rehabilitation, conservation, redevelopment, or a combination thereof of such area, or areas, in the interest of the public health, safety, morals or welfare of the residents of the City of Pocatello. The Authority shall afford maximum opportunity, consistent with the needs of the City of Pocatello as a whole, to the rehabilitation or redevelopment of the urban renewal areas by private enterprise.

The Board of Commissioner of the Pocatello Development Authority consists of nine members. Membership is constituted as follows: one member of the Pocatello City Council; one member of the Board of County Commissioners (or their

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designee); the Mayor of the City of Pocatello; one member with financial expertise such as accounting, banking or lending-institution experience; one member from the education community, and four other members from the citizenry at large. Each commissioner shall serve a four (4) year term. Commissioners may serve up to two (2) consecutive terms or eight (8) years. Terms are staggered in such a fashion that no more than two expire in any given year.

The Board of Commissioners shall elect the Chairman, Vice-Chairman, Secretary, Treasurer from the ranks of the commission for a term of one year. Elections are at the regular meeting in October.

The Chairman of the Board is chief presiding officer of the Pocatello Development Authority. The Chairman executes all deeds, bonds, contracts and other legal documents authorized by the Board. Some of the Chairman's duties may be delegated by the Board to the Executive Director of the Authority.

How Pocatello Development Authority works?

Under Idaho Code Section 50-2006, the Pocatello Development Authority works with the City of Pocatello, the Bannock Development Authority and the private sector to remedy blighted urban areas within the city. Pocatello Development Authority provides the funding for these efforts.

The City of Pocatello is responsible for determining which areas of the City qualify under urban renewal law to be categorized as blighted. The City then recruits businesses or works with other recruiting efforts of the Bannock County Development Authority to get businesses to move into these blighted areas.

Businesses that are interested in moving are looking for a site that makes business sense and in some instances will consider moving if there is financial aid with infrastructure in site development or construction costs. This is where the City steps in again, through the use of Tax Increment Financing Districts.

Tax increment financing is a mechanism that allows for funding of urban renewal projects. When the City establishes a tax increment financing (tif) district the value on the property in the district is frozen. The property taxes collected on the frozen or base value still goes to the various taxing entities providing services to that property, i.e. Bannock County, School District 25, City of Pocatello, but the property taxes paid on the increased valuation goes to the Pocatello Development Authority. Here is where the Authority helps with the renewal process. It has the authority to issue bonded debt to provide funding for the infrastructure or site development needed to allow the business to build in the district. Once the business has moved in the property taxes collected on the increased valuation is "stripped" from collections and sent to the Authority to pay the debt. When the debt is paid the district is closed.

How has Pocatello Development Authority done?

Since 1988 the Pocatello Development Authority has been involved with twelve (12) tif districts. Seven of the Districts have completed their mission and been dissolved. These include the Domsea District, Gateway District, New Town District, Kress District, Varsity Square District, the Roosevelt District and the East Center District.

All of the dissolved districts, with the exception of the Domsea District and the East Center District, were successful in that the increase in valuation due to improvements allowed for the payment of the bonds issued to finance the improvements. The property taxes being paid due to the increased valuation is now going to the other taxing districts in the area and lowering the tax levie to other property tax payers. The Domsea district was the first district the City established and the increased valuation was based on personal property not real property. The City put in new sewer lines and was relying on property taxes paid on the increase valuation to reimburse itself. The business went bust, the personal property disappeared and the City absorbed the cost of the new sewer line. The East Center District was established to provide for infrastructure to a proposed medical building. The project was abandoned when funding disappeared and the District was closed

All of the dissolved districts financed construction of infrastructure including, sidewalks, curb gutter, sewer upgrades, and/or waterline upgrades except the Kress District which provided low income rental housing through remodeling of an existing building. The increase in valuation accomplished by the effective use of these tif districts is in excess of \$26 million.

The remaining six districts are the Central Corridor District, which absorbed New Town, Alvin Ricker, Old Town and North Main Districts, the North Yellowstone District, the Naval Ordinance Plant District and the North Portneuf District.

The Central Corridor District was scheduled to dissolve in 2010 but the City of Pocatello extended its economic life by one year. The projects completed in this extensive district include the Downtown Reinvestment Phase 1 and Phase 11 which installed new storm sewer, streets and lighting in the downtown area, the Halliday storm sewer flood control project, AMI engineering building, triangle area parcel consolidation, debris removal and construction, the Whitmen Hotel renovation and the Clark Street Overpass match. The South Valley Connector is the remaining large project.

The North Yellowstone District provided \$6 million in funding to renovate an area which now houses several new businesses include Lowes, Costco, Bed, Bath and Beyond and by estimates will generate enough property tax revenue to allow the Authority to retire its debt early.


The Naval Ordinance District is just coming on line. A new company at the site is intent on purchasing the old Naval Ordinance plant from its current owner and doing some major renovations. Current economic conditions have stalled the purchase however, but the valuation has increased \$3 million with current renovations.

The North Portneuf District was formed in north west Pocatello in a 9 acre area along the Portneuf river to provide revenue to pay for a \$9.5 million bond the District intends to issue to pay for land acquisition, right of way purchase and road and bridge construction associated with the construction of the \$244 million Hoku polysilicone manufacturing plant. Current tax collections are based on the value of the new electric power substation built on the site. The rest of the plant is under construction.

Acknowledgments

The Board of Directors of the Pocatello Development Authority would like to acknowledge the efforts of Gynii Gilliam, Bannock County Development Authority and Robert Chambers, City of Pocatello in bringing interested businesses to the Pocatello area. We would also like to thank the talented staff of the City of Pocatello for their assistance and advice.

Respectfully submitted January 28, 2010



Steve Brown

Chairman, Pocatello Development Authority

**POCATELLO DEVELOPMENT AUTHORITY
LIST OF OFFICIALS**

Steve Brown, Chairman of the Board

Terry Brower, Vice Chairperson of the Board

Ryan Ward, Treasurer

Roger Chase, Mayor of Pocatello, Board member

Karl Anderson, Bannock County Commissioner, Board member

Gary Moore, City Council Member, Board member

Ken Monroe, Board member

Cynthia Hill, Board member

Darsi Johnson, Board member

LIST OF EX-OFFICIO ADVISORS

Darcy Taylor, City of Pocatello, Secretary

Dean Tranmer, City of Pocatello, Legal Council

Robert Chambers, City of Pocatello, Acting Executive Director

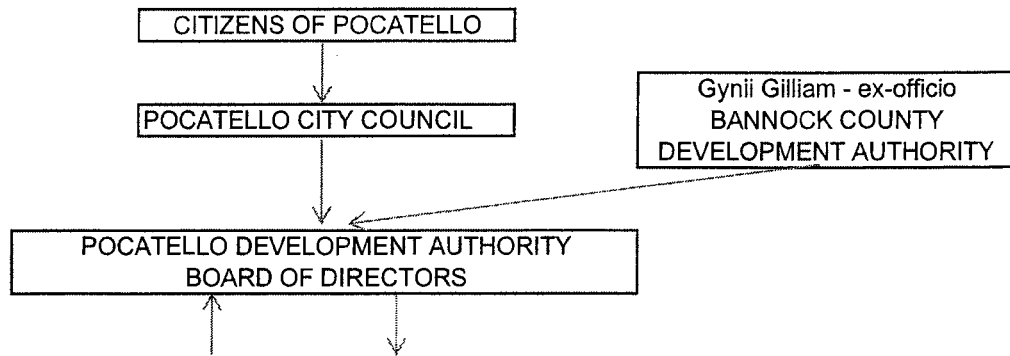
David Swindell, City of Pocatello, Budget and Financial Advisor

Jerry Higgins, City of Pocatello, Treasury Functions and Reporting

Gynii Gilliam, Bannock Development Authority, ex-officio member

Jesse Schuerman, City of Pocatello, Project Engineer

**POCATELLO DEVELOPMENT AUTHORITY
ORGANIZATION CHART**



City of Pocatello, Advisory Staff:

- Robert Chambers, Community Development Director, Acting Executive Director
- Dean Tranmer, Attorney, legal council
- Darcy Taylor, Paralegal, Secretary
- Jesse Schuerman, Engineer, Project Engineering
- David Swindell, Chief Financial Officer, Budget and Financial Advisor
- Jerry Higgins, Treasurer, Treasury Functions and Reporting

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Pocatello, ID 83201-5278
(208) 232-5825
Members of Idaho Society of Certified Public Accountants
Members of American Institute of Certified Public Accountants



INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Pocatello Development Authority
Pocatello, Idaho

We have audited the accompanying financial statements of the governmental activities and each major fund of the Pocatello Development Authority, a component unit of the City of Pocatello, Idaho, as of and for the years ended December 31, 2009 and 2008, which collectively comprise the Authority's basic financial statements as listed in the table of contents. These financial statements are the responsibility of Pocatello Development Authority's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Pocatello Development Authority as of September 30, 2009 and 2008, and for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with Government Auditing Standards, we have also issued our report dated January 28, 2010, on our consideration of the Pocatello Development Authority internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grants. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be read in conjunction with this report in considering the results of our audit.

The management's discussion and analysis and budgetary comparison information are not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audits were conducted for the purpose of forming opinions on the financial statements that collectively comprise the Pocatello Development Authority's basic financial statements. The accompanying supplementary schedules are not a required part of the basic financial statements. The accompanying supplementary schedules have been subjected to the auditing procedures applied in the audit of the basic financial statements and in our opinion are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

A handwritten signature in cursive script that reads "Deaton & Company".

Pocatello, Idaho
January 28, 2010

Pocatello Development Authority

911 North 7th Street
Pocatello, Idaho 83201

An urban renewal agency for the City of Pocatello, Idaho

POCATELLO DEVELOPMENT AUTHORITY MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED SEPTEMBER 30, 2009

As management of the Pocatello Development Authority, we offer readers of the Pocatello Development Authority's financial statements this narrative overview and analysis of the financial activities of the Pocatello Development Authority for the year period ended September 30, 2009. **All amounts, unless otherwise indicated, are expressed in dollars.**

FINANCIAL HIGHLIGHTS

Over the course of the year's operations, Pocatello Development Authority's total net assets increased by \$979,656.

At the end of the current year, committed fund balance for the General Fund was \$115,277, or 22% of total general fund expenditures.

During the year property taxes in the amount of \$162,800 was collected in the East Center District. On May 20, 2009 the Board adopted resolution 2009-01 which recommended closure of the East Center Street Urban Renewal District to the Pocatello City Council. The Pocatello City Council subsequently closed the district. The property taxes collected in 2009 will be refunded to the local taxing districts in 2010 after deducting appropriate administrative charges.

The Pocatello Development Authority's total debt decreased by \$945,000, 9%, during the year.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of four parts – management's discussion and analysis (this section), the basic financial statements, required supplementary information, and other supplementary information that presents combining statements for the special revenue funds. The basic financial statements include two kinds of statements that present different financial views of the Pocatello Development Authority.

The first two statements are government-wide financial statements that provide both long-term and short-term information about Pocatello Development Authority's overall financial status.

The remaining statements are fund financial statements that focus on individual parts of Pocatello Development Authority's reporting operation in more detail than the government-wide statements. The governmental funds statements tell how general government services like special revenue projects were financed in the short term as well as what remains for future spending.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of required supplementary information that further explains and supports the information in the financial statements.

Government-wide Statements

The government-wide financial statements report information about the Pocatello Development Authority as a whole using accounting methods similar to those used by private-sector companies. The statement of net assets includes all of the government's assets and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

**POCATELLO DEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2009**

The two government-wide statements report the Pocatello Development Authority's net assets and how they have changed. Net assets, the difference between Pocatello Development Authority's assets and liabilities, is one way to measure Pocatello Development Authority's financial health or position.

To assess the overall health of the Pocatello Development Authority additional non-financial factors such as changes in the tax increment financing districts and tax base need to be considered.

The government-wide financial statements of Pocatello Development Authority consist only of Government activities. Property taxes and interest finance most of these activities.

Fund Financial Statements

The fund financial statements provide more detailed information about Pocatello Development Authority's most significant funds. Funds are accounting devices that Pocatello Development Authority uses to keep track of specific sources of funding and spending for particular purposes.

Some funds are required by bond covenants.

Pocatello Development Authority establishes other funds to control and manage money for particular purposes or to show that it is properly using certain taxes.

Currently, Pocatello Development Authority has only governmental funds.

Governmental funds - The Pocatello Development Authority's basic services are included in governmental funds, which focus on (1) how cash and other financial assets that can readily be converted to cash flow in and out and (2) the balances left at year-end that are available for spending. Consequently, the governmental funds statements provide a detailed short-term view that helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance Pocatello Development Authority's programs. Because this information does not encompass the additional long-term focus of the government-wide statements, additional information is provided at the bottom of the governmental funds statement to explain the relationship (or differences) between them.

FINANCIAL ANALYSIS OF POCATELLO DEVELOPMENT AUTHORITY

Government-wide Financial Statements

Net assets - Table A-1 summarizes net assets for the year

Table A-1 - Net assets

	Governmental Activities				
	2009	2008	2007	2006	2005
Cash	\$ 5,182,612	\$ 4,743,481	\$ 5,211,033	\$ 5,343,357	\$ 6,514,593
Other assets	1,686,916	2,074,809	2,396,349	4,591,507	5,110,138
Total assets	6,869,528	6,818,290	7,607,382	9,934,864	11,624,731
Long-term debt outstanding	8,305,000	9,400,000	10,345,000	11,125,000	11,867,000
Other liabilities	1,192,087	1,025,506	863,701	988,782	965,453
Total liabilities	9,497,087	10,425,506	11,208,701	12,113,782	12,832,453
Unrestricted (deficit) net assets	-	(4,940,003)	(5,242,350)	(4,041,021)	(3,069,824)
Restricted net assets	(2,742,836)	1,332,788	1,641,032	1,862,103	1,862,102
Committed	115,277	-	-	-	-
Total net assets	\$ (2,627,559)	\$ (3,607,215)	\$ (3,601,318)	\$ (2,178,918)	\$ (1,207,722)

Net assets of Pocatello Development Authority's governmental activities increased \$959,657.

**POCATELLO DEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2009**

Government-wide Financial Statements - continued

Change in net assets - Table A-2 summarizes changes in net assets for the year.

Table A-2 - Change in net assets

	Governmental Activities				
	2009	2008	2007	2006	2005
Revenues	\$ 2,911,139	\$ 2,592,884	\$ 123,382	\$ 2,370,442	\$ 2,337,367
Expenses	1,931,483	2,598,781	1,545,782	3,341,638	6,476,934
Change in net assets	979,656	(5,898)	(1,422,400)	(971,196)	(4,139,567)
Beginning net assets	(3,607,215)	(3,601,318)	(2,178,918)	(1,207,722)	2,931,845
Ending net assets	<u>\$ (2,627,559)</u>	<u>\$ (3,607,215)</u>	<u>\$ (3,601,318)</u>	<u>\$ (2,178,918)</u>	<u>\$ (1,207,722)</u>

The Pocatello Development Authority's total revenues increased by \$318,255 over 2008 operations and expenses decreased by \$667,298. The majority of the Pocatello Development Authority's revenues comes from property taxes. The majority of expenses were for project payments (\$901,552).

Governmental Activities

Fund balances in Governmental Funds decreased by \$5,897. The decrease was primarily due to project expenditures.

General Fund

Administrative expenses totaled \$5,117 in the general fund or 647% of total revenues and consisted of the following:

	General Fund				
	2009	2008	2007	2006	2005
Management fees	\$ -	\$ 6,250	\$ 9,375	\$ 12,500	\$ 12,500
Audit	3,916	3,500	3,500	3,350	3,800
Commissioner meetings	1,201	946	995	1,237	1,531
Arbitrage report fees	-	4,160	-	-	-
Other expenses	-	734	570	30	426
	<u>\$ 5,117</u>	<u>\$ 15,590</u>	<u>\$ 14,440</u>	<u>\$ 17,117</u>	<u>\$ 18,257</u>

Special Revenue Funds

Administrative expenses totaled \$9,910 in the special revenue fund or .03% of total special revenue fund revenues and consisted of the following:

	Special Revenue Funds				
	2009	2008	2007	2006	2005
General Fund service charge	\$ -	\$ 36,036	\$ -	\$ 222,634	\$ -
Arbitrage report fees	9,910	4,602			
Bank charges	-	2,729	3,000	4,250	5,702
	<u>\$ 9,910</u>	<u>\$ 43,367</u>	<u>\$ 3,000</u>	<u>\$ 226,884</u>	<u>\$ 5,702</u>

**POCATELLO DEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2009**

Budgetary Highlights

The 2009 budget was amended in August, 2009. The General Fund's budget was increased by \$300,000, the Central Corridor Districts budget was increased by \$100,000 and the North Yellowstone's Budget was increased \$515,514 to cover unanticipated construction cost. The Naval Ordinance Plant District's budget was increase by \$63,805 to allow for a loan pay back to the General Fund. Actual expenditures were under budgeted expenditures by \$1,799,064.

The Pocatello Development Authority had \$9,400,000 in bonds outstanding at yearend.

CONTACTING THE POCATELLO DEVELOPMENT AUTHORITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide users with a general overview of the Pocatello Development Authority's finances and to demonstrate the Pocatello Development Authority's accountability for revenues and expenses. For questions about this report or if additional financial information is needed, contact Pocatello Development Authority, 911 North 7th Avenue, Pocatello, Idaho 83201.

POCATELLO DEVELOPMENT AUTHORITY
STATEMENTS OF NET ASSETS
SEPTEMBER 30, 2009
WITH COMPARATIVE TOTAL AT SEPTEMBER 30, 2008

	Governmental Activities	
	<u>2009</u>	<u>2008</u>
ASSETS		
Cash and cash equivalents	\$ 393,086	\$ 276,046
Restricted cash and cash equivalents	4,789,526	4,467,435
Accrued interest	30	4,662
Property tax receivable	92,366	71,059
Notes receivable (less reserve for bad debts)	1,473,587	1,871,868
Bond issuance cost - net of amortization	120,933	127,221
	<u>6,869,528</u>	<u>6,818,290</u>
Total assets	<u>\$ 6,869,528</u>	<u>\$ 6,818,290</u>
LIABILITIES		
Accounts payable	21,001	-
Accrued interest payable	76,086	80,506
Current portion of long-term debt	1,095,000	945,000
Long-term liabilities - net of current portion	8,305,000	9,400,000
	<u>9,497,087</u>	<u>10,425,506</u>
Total liabilities	<u>9,497,087</u>	<u>10,425,506</u>
NET ASSETS (DEFICIT)		
Unrestricted		(4,940,003)
Restricted	(2,742,836)	1,332,788
Committed	115,277	
	<u>115,277</u>	<u>1,332,788</u>
Total net assets (deficit)	<u>\$ (2,627,559)</u>	<u>\$ (3,607,215)</u>

POCATELLO DEVELOPMENT AUTHORITY
STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED SEPTEMBER 30, 2009
WITH COMPARATIVE TOTAL FOR THE ENDED SEPTEMBER 30, 2008

	Governmental Activities	
	2009	2008
EXPENSES		
Administration	\$ 1,204	\$ 51,856
Project payments	901,552	1,494,858
Professional services	13,823	7,102
Bad debt expense	448,281	433,786
Interest	560,335	604,891
Amortization of bond issuance costs	6,288	6,288
	1,931,483	2,598,781
 REVENUES		
Property taxes	2,893,340	2,454,390
Interest and other	17,799	138,494
	2,911,139	2,592,883
 NET CHANGE IN NET ASSETS	979,656	(5,897)
 BEGINNING NET ASSETS	(3,607,215)	(3,601,318)
 ENDING NET ASSETS	\$ (2,627,559)	\$ (3,607,215)

**POCATELLO DEVELOPMENT AUTHORITY
BALANCE SHEETS
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2009
WITH COMPARATIVE TOTAL AT SEPTEMBER 30, 2008**

	General Fund	Consolidated Corridor	North Yellowstone	Naval Ordinance Plant	East Center	North Portneuf	2009	2008
ASSETS								
Cash and cash equivalents	\$ 171,552	\$ 11,708	\$ -	\$ 5,899	\$ 162,800	\$ 41,128	\$ 393,087	\$ 276,046
Cash with fiscal agent	-	3,211,704	1,577,822	-	-	-	4,789,526	4,467,435
Accrued interest	-	17	12	-	-	-	29	4,662
Property tax receivable	-	92,366	-	-	-	-	92,366	71,059
Notes receivable	50,000	1,823,587	-	-	-	-	1,873,587	1,871,868
Due from other funds	316,557	-	-	-	-	-	316,557	765,446
	<u>\$ 538,109</u>	<u>\$ 5,139,382</u>	<u>\$ 1,577,834</u>	<u>\$ 5,899</u>	<u>\$ 162,800</u>	<u>\$ 41,128</u>	<u>\$ 7,465,152</u>	<u>\$ 7,456,516</u>
LIABILITIES								
Accounts payable	\$ -	\$ -	\$ 21,001	\$ -	\$ -	\$ -	\$ 21,001	\$ -
Due to other funds	-	-	316,557	-	-	-	316,557	765,446
Accrued interest payable	-	7,102	68,984	-	-	-	76,086	80,506
Deferred tax revenues	-	75,688	-	-	-	-	75,688	64,650
Deferred notes receivable revenues	50,000	1,823,587	-	-	-	-	1,873,587	1,871,868
	<u>50,000</u>	<u>1,906,377</u>	<u>406,542</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,362,919</u>	<u>2,782,470</u>
FUND BALANCES								
Restricted		3,233,005	1,171,292	5,899	162,800	41,128	4,614,124	3,730,789
Committed	488,109	-	-	-	-	-	488,109	943,257
	<u>488,109</u>	<u>3,233,005</u>	<u>1,171,292</u>	<u>5,899</u>	<u>162,800</u>	<u>41,128</u>	<u>5,102,233</u>	<u>4,674,046</u>
	<u>\$ 538,109</u>	<u>\$ 5,139,382</u>	<u>\$ 1,577,834</u>	<u>\$ 5,899</u>	<u>\$ 162,800</u>	<u>\$ 41,128</u>		

Amounts reported for governmental activities in the statements of net assets are different because:

Certain receivables are not current resources and are reported as deferred revenues in the governmental funds	1,949,275	1,936,518
Recognition of bad debt reserves and note receivable write off are not reported as all receivables are deferred.	(400,000)	-
Long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds. Debt issuance costs are shown as assets in the statement of net assets and amortized over the life of the bond issued		
Long-term debt	(9,400,000)	(10,345,000)
Debt issuance costs - net of amortization	120,933	127,221
	<u>(9,279,067)</u>	<u>(10,217,779)</u>
Net Assets of Governmental Activities	<u>\$ (2,627,559)</u>	<u>\$ (3,607,215)</u>

POCATELLO DEVELOPMENT AUTHORITY
STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2009
WITH COMPARATIVE TOTAL FOR YEAR ENDED SEPTEMBER 30, 2008

	General Fund	Consolidated Corridor	North Yellowstone	Naval Ordinance Plant	East Center	North Portneuf	2009	2008
REVENUES								
Property taxes	\$ -	\$ 1,509,182	\$ 1,093,598	\$ 75,638	\$ 162,757	\$ 41,128	\$ 2,882,303	\$ 2,438,112
Professional services	-	-	-	-	-	-	-	31,876
Interest and other	791	16,368	596	-	43	-	17,798	106,617
	<u>791</u>	<u>1,525,550</u>	<u>1,094,194</u>	<u>75,638</u>	<u>162,800</u>	<u>41,128</u>	<u>2,900,101</u>	<u>2,576,605</u>
EXPENDITURES								
Administration	5,117	-	-	-	-	-	5,117	51,857
Projects and grants	511,628	389,924	-	-	-	-	901,552	1,494,858
Collections refunded	-	-	-	-	-	-	-	433,786
Project loans	50,000	-	-	-	-	-	50,000	-
Professional services	-	4,650	5,260	-	-	-	9,910	7,102
Debt services								
Principal retirement	-	820,000	125,000	-	-	-	945,000	795,000
Interest	-	108,140	452,195	-	-	-	560,335	604,891
	<u>566,745</u>	<u>1,322,714</u>	<u>582,455</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,471,914</u>	<u>3,387,494</u>
EXCESS REVENUES OR (EXPENDITURES)	(565,954)	202,836	511,739	75,638	162,800	41,128	428,187	(810,888)
OTHER FINANCING SOURCES/(USES):								
Notes receivable collections	-	-	-	-	-	-	-	15,000
Proceeds from debt	-	-	-	-	-	-	-	15,000
Transfers in (out)	17,832	(17,832)	-	-	-	-	-	-
	<u>17,832</u>	<u>(17,832)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>30,000</u>
NET CHANGE IN FUND BALANCE	(548,122)	185,004	511,739	75,638	162,800	41,128	428,187	(780,888)
BEGINNING FUND BALANCE	<u>1,036,231</u>	<u>3,048,001</u>	<u>659,553</u>	<u>(69,739)</u>	<u>-</u>	<u>-</u>		
ENDING FUND BALANCE	<u>\$ 488,109</u>	<u>\$ 3,233,005</u>	<u>\$ 1,171,292</u>	<u>\$ 5,899</u>	<u>\$ 162,800</u>	<u>\$ 41,128</u>		

Amounts reported for governmental activities in the statements of activities are different because:

Governmental funds only report taxes received within sixty days as current fund revenues. All taxes receivable are treated as revenues in the statement of activities.	11,038	16,278
Principal payments received on notes receivable are current fund sources in governmental funds, but are presented as reductions of notes receivable the statements of net assets	-	(15,000)
Principal loaned is treated as an expense under modified accrual, but are presented as a receivable under full accrual.	50,000	-
Amortization of bond issuance costs	(6,288)	(6,288)
Principal payments on notes payable are current fund expenditures in governmental funds, but are presented as reductions of long-term debt in the statements of net assets	945,000	780,000
Allowance for bad debts where all notes receivable were deferred so no allowance necessary	(448,281)	-
Change in Net Assets of Governmental Activities	<u>\$ 979,656</u>	<u>\$ (5,899)</u>

POCATELLO DEVELOPMENT AUTHORITY
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - Summary of Significant Accounting Policies

A. *Reporting Entity*

The Idaho Urban Renewal Law of 1965 authorized the Mayor, with advice and consent of the City Council, to appoint a board of commissioners for an urban renewal agency to function within the municipality of Pocatello, provided that the Council has first passed a resolution finding that one or more such areas are necessary, and that there is a need for an urban renewal agency to function in the City.

Pocatello's urban renewal agency, Pocatello Development Authority, was found necessary by resolution in 1988 and the board members were appointed thereafter. Unlike other advisory boards to the City Council, state law declares this agency to be "an independent public body corporate and politic" and gives it a wide range of authority to effectuate urban renewal.

Under generally accepted accounting principles, as adopted by the Governmental Accounting Standards Board, the Pocatello Development Authority is included in the Annual Financial Statements of the City of Pocatello as a discretely presented component unit.

B. *Government-wide and fund financial statements*

The government-wide financial statements (i.e., the statement of net assets and the statement of changes in net assets) report information on all of the nonfiduciary activities of the government. For the most part, the effect of interfund activity has been removed from these statements.

C. *Measurement focus, basis of accounting, and financial statement presentation*

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal year.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

POCATELLO DEVELOPMENT AUTHORITY
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - Summary of Significant Accounting Policies (Continued)

C. Measurement focus, basis of accounting, and financial statement presentation - continued

Property taxes and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the authority.

D. Assets, liabilities, and net assets or equity

1. Deposits and investments

Unrestricted cash balances from all funds are combined and invested in investments authorized under Idaho State Code. Earnings from these investments are credited to the funds based on the monthly balance of cash in each fund. Cash includes cash on hand, deposits and other investments which are immediately convertible to cash or have a maturity of less than 90 days.

PDA is authorized under State Code to invest in obligations of the U.S. Treasury, U.S. Government backed institutions, commercial paper, and repurchase agreements. PDA's policy is to restrict investment to highly liquid money market accounts.

2. Receivables and payables

During the course of operations, some funds must borrow from other funds to make up for cash shortfalls. These receivables and payables are classified as "due to/from other funds" on the balance sheet. These balances are eliminated when preparing the government-wide statements.

Property taxes receivable are recorded when certified by the State Tax Commission in October of each year. Taxes not received within sixty days of year-end are deferred. The taxing authorities within each tax increment financing district levy property taxes by the third Monday of September on a market value basis. These taxes are billed to the taxpayers in November and are due December 20. Real property taxes not paid constitute a lien on the property when entered on the real property assessment roll as delinquent on the first day of January of the succeeding year. Property taxes are assessed and collected for the Authority by Bannock County.

2. Inventories and prepaid items

There were no inventorable or prepaid item this year.

3. Restricted assets reported on the statement of net assets

Net assets of the special revenue funds are restricted as to usage by the State Code to payment of District expenses and debt service and an administrative fee to the General Fund of the Authority. Remaining net assets representing property taxes collected are to be refunded to the taxing districts from which the taxes were collected.

POCATELLO DEVELOPMENT AUTHORITY
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - Summary of Significant Accounting Policies (Continued)

D. *Assets, liabilities, and net assets or equity- continued*

3. Restricted assets reported on the statement of net assets - continued

It is the Authorities policy to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net assets are available.

4. Capital Assets

The Authority has no capital assets.

5. Compensated Absences

The Authority has no liability for compensated absences

6. Long-term obligations

In the government-wide financial statements long-term debt are reported as liabilities in the applicable governmental activities. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the straight line method. Bonds payable are reported net of the applicable bond premium or discount and bond issuance costs, which are amortized over the term of the related debt.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of the debt, including capital leases, issued is reported as other financing sources. Premiums received on debt issuance are reported as other financing sources while discounts on debt issuance are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

7. Fund Equity

In the fund financial statements, governmental funds report restrictions of fund balance for amounts that are subject to externally enforceable legal restrictions. Commitments of fund balance represent amounts whose use is constrained by limitations that the Board has imposed upon itself.

A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net assets.

The governmental fund balance sheet includes the reconciliation between *fund balance - total governmental funds* and *net assets - governmental activities* as reported in the government-wide statement of net assets. One element of the reconciliation explains the "Long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds". The detail of this \$9,279,067 difference are as follows:

**POCATELLO DEVELOPMENT AUTHORITY
NOTES TO FINANCIAL STATEMENTS**

NOTE 2 - Reconciliation of Government-wide and Fund Financial Statements

A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net assets. -continued

Current portion of long-term Bonds	\$1,095,000
Long-term Bonds Payable	8,305,000
Debt issuance cost net of amortization	<u>(120,933)</u>
Total Long -term bonds	<u><u>\$9,279,067</u></u>

Another element of the reconciliation explains that "Certain receivables are not current resources and are reported as deferred revenues in the governmental funds". The detail of this \$1,997,556 difference are as follows:

Deferred Property Taxes, Consolidated Corridor	\$75,688
Deferred Notes receivable	<u>1,873,587</u>
	<u><u>\$1,949,275</u></u>

Another element of the reconciliation explains that recognition of bad debt expense is not reported as all receivables are deferred. The detail of the \$400,000 difference is as follows:

Allowance for bad debts	<u><u>\$400,000</u></u>
-------------------------	-------------------------

NOTE 3 - Stewardship, compliance and accountability

A. Budgetary Information

The budget is prepared on a cash basis by fund, (each tax increment financing district is represented by it own fund), and includes information about the current year and the next five future years. Since the budgets are prepared on an other than GAAP basis certain adjustments are necessary to compare the budget to actual schedules presented herein to the statement of changes in net assets for those funds that use the accrual basis of accounting. Certain collections are treated as revenue in the budget that would not be considered revenue under accrual accounting and do not appear in the statement of activities. These collections include principal payments received on loans. Certain expenditures are treated as expenses in the budget that would not be considered expenses under accrual accounting and do not appear in the statement of activities. These expenditures include principal payments on debt.

The Board of the Pocatello Development Authority does not and is not required to hold public meeting in conjunction with adoption of its annual budget. The new budget is submitted to the board at its meeting in October as part of the cash report presented by the Treasurer. When the cash report is approved by the board the budget is approved as well. Budgets may be amended by the same procedure used to adopt the budget.

POCATELLO DEVELOPMENT AUTHORITY
NOTES TO FINANCIAL STATEMENTS

NOTE 4. Detailed notes on all funds

A. Deposits and Investments

Cash and cash equivalents at yearend consist of the following:

Deposits	
Cash in bank	\$ 393,086
Cash in trust with fiscal agent	4,789,526
	<u>\$ 5,182,612</u>

The Authority has no investments

Deposits - Custodial Credit Risk for deposits is the risk that, in the event of bank failure, the government's deposits may not be returned to it. At year-end, the Authority's carrying amount (reconciled balance reported in the financial statements) of deposits was \$393,086 and the bank balance (balance per bank statements) was \$393,086. Of the bank balance, \$250,000 was covered by federal depository insurance or by collateral held by the government's agent in the government's name.

Deposits and Investment transactions are subject to a variety of risks.

Interest Rate Risk is the risk that changes in interest rates will adversely affect the value of an investment. This risk is null since the Authority has no investments.

Credit Risk is the risk that an issuer or a counter party to an investment will not fulfill its obligations.

Concentration of Credit Risk is the risk of loss attributed to the magnitude of an investment in a single issuer. The Authority has a concentration risk of \$4,789,526 due to all trust deposits held within one trust department and invested in same money market fund.

B. Receivables

1. Property Taxes

Property tax revenues are recognized and accrued when billed by Bannock County. PDA's property taxes, levied by the third Monday of September on a market value basis, are billed to the taxpayers in November. Half of the real, personal and mobile home property taxes are due on December 20 and the remainder is due the following June 20. Other property taxes are due December 20. Real property taxes not paid constitute a lien on the property when entered on the real property assessment roll as delinquent on the first day of January of the succeeding year. Property taxes are assessed and collected for PDA by Bannock County.

**POCATELLO DEVELOPMENT AUTHORITY
NOTES TO FINANCIAL STATEMENTS**

NOTE 4. Detailed notes on all funds - continued

2. Notes Receivable and Deferred Notes Receivable Revenue

The Consolidated Corridor Fund has loaned \$1,200,000 to a local corporation. The terms of the agreement require payment within ten years from the date of the loan at zero percent interest. The loan is due June 11, 2012.

The Consolidated Corridor Fund has loaned \$200,000 to a local corporation, at zero percent interest. The terms of the agreement require repayment either upon the sale of the first property within the corporation's business park or by December 16, 2009, whichever occurs first. \$3,132 was paid on this note in prior years leaving a balance of \$196,868.

The Consolidated Corridor Fund has loaned \$400,000 to a local corporation, at zero percent interest. The terms of the agreement require repayment of the loan within seven years from the date of the note (December 16, 2003). The corporation has requested that the Board forgive this loan in return for 200,000 shares in a new limited liability corporation. The Board has agreed to do so but the actual transfer had not taken place by year end. The entire \$400,000 has been reserved for bad debts.

The Consolidated Corridor Fund has loaned \$75,000 to a local corporation, at zero percent interest. The terms of the agreement require payment within one year from the date of the loan (August 16, 2006) unless certain employment goals are met. If so, the loan is forgiven. During the year the owners of the corporation sold out. They approached the Board and requested credit on the loan for the years that they met the employment goals. The Board agreed and discounted the loan by \$48,281.

During the year \$50,000 was loaned to a local corporation at zero percent interest due in 12 months.

Revenue from notes receivable is recognized when received and when received within 60 days after yearend. Principal balances not received with 60 days after yearend is shown as deferred note receivable revenues.

3. Property Tax Receivable and Deferred Property Taxes

At yearend, property tax receivable and deferred tax revenues consisted of the following:

	<u>Receivables</u>	<u>Deferred Tax</u>
Consolidated Corridor Districts	<u>\$ 92,366</u>	<u>\$ 75,688</u>

4 Internal Loans

Last year the General Fund loaned \$615,514 to the North Yellowstone District. During the year, the district paid back \$298,956 leaving a balance of \$316,557.

**POCATELLO DEVELOPMENT AUTHORITY
NOTES TO FINANCIAL STATEMENTS**

NOTE 4. Detailed notes on all funds - continued

B. Receivables- continued

C. Long-term Debt

1. PDA has issued bonds to provide funds for urban renewal for two Districts. Terms and maturities on notes are as follows:

Year	North Yellowstone 2004 - 5.50% to 6.00%	
	Principal	Interest
2010	\$ 235,000	\$ 446,450
2011	245,000	433,525
2012	260,000	420,050
2013	275,000	405,750
2014	290,000	390,625
2015-2019	1,705,000	1,694,475
2020-2024	2,265,000	1,130,700
2025-2028	2,355,000	363,300
	\$ 7,630,000	\$ 5,284,875

Year	Central Corridor 2001 - 4.75% to 5.15%	
	Principal	Interest
2010	\$ 860,000	\$ 68,795
2011	910,000	23,433
	\$ 1,770,000	\$ 92,228

2. Changes in Long-term Liabilities

During the year, the following changes occurred related to bonds payable:

	Beginning Balance	Additions	Reductions	Ending Balance
North Yellowstone	\$ 7,755,000	\$ -	\$ 125,000	\$ 7,630,000
Central Corridor Bond	2,590,000	-	820,000	1,770,000
	\$ 10,345,000	\$ -	\$ 945,000	\$ 9,400,000

D. Unamortized bond issuance costs

During the year, the following changes occurred related to bond issuance costs

Beginning balance - unamortized bond issuance costs	\$127,221
Amortization of issuance costs	(6,288)
Ending balance - unamortized bond issuance costs	\$120,933

**POCATELLO DEVELOPMENT AUTHORITY
NOTES TO FINANCIAL STATEMENTS**

NOTE 4. Detailed notes on all funds - continued

E. Grants

Pocatello Development Authority has provided grants to business wanting to locate in Pocatello, Idaho. These grants contain conditions requiring the grantee to perform specified conditions to receive the grant awards. The grantee is required to repay the grant if the conditions of the grant are not met.

F. Restricted Assets

The Consolidated Corridor District has \$650,000 in cash assets restricted for future revenue bond payments. The North Yellowstone District has \$681,906 in cash asset restricted for future revenue bond payments. These are external third party restrictions by covenant.

The net assets of all the special revenue funds are restricted by state law to pay for expenses of the Tax Increment Financing district the fund represents as established by the ordinance passed by the City that establishes the district, including construction, bonded debt, administrative costs or to be refunded to the taxing districts from which they were derived.

The restricted amounts at year end are as follows:

Consolidated Corridor District Fund	\$ 2,583,005
North Yellowstone District	489,386
Naval Ordinance District	5,899
East Center District	162,800
North Portneuf District	41,128
	<u>\$ 3,282,218</u>

G. Committed Assets

The board of directors of Pocatello Development Authority has made written commitments to parties that if funds become available in the General Fund they will be utilized to fund their projects. These commitment exceed the fund balance in the General Fund.

NOTE 5. Other Information

A. Contingent Liabilities

The majority of the revenue collected by PDA is derived from tax increment financing. Tax increment financing is a method of segregating a portion of the property taxes paid on properties within an urban renewal district to fund improvements for which the district was formed. This is accomplished by freezing the market value of property within the district.

A contingent liability exists when the market value increase in the district is not large enough to fund any debt incurred by the district to finance the improvements within the district.

**POCATELLO DEVELOPMENT AUTHORITY
NOTES TO FINANCIAL STATEMENTS**

NOTE 5. Other Information - continued

A. Contingent Liabilities - continued

The City of Pocatello has spent \$1,306,642 to acquire land and right of way access for the Holku plant being built in the North Portneuf District. In the event that the operation becomes successful and generates revenues sufficient to pay property taxes in an amount that allows for a Bond to be issued to pay for infrastructure, the district has agreed to repay the City for its purchases.

REQUIRED SUPPLEMENTARY INFORMATION

POCATELLO DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES AND EXPENDITURES - BUDGET TO ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2009

	Original Budget Amounts	Amended Budget Amounts	Actual Amounts	Variance
REVENUES				
GENERAL FUND				
Interest	\$ 6,000	\$ 6,000	\$ 791	\$ (5,209)
	6,000	6,000	791	(5,209)
SPECIAL REVENUES FUNDS				
North Yellowstone	25,000	1,525,000	1,094,194	(430,806)
North Portneuf	-	-	41,128	41,128
East Center	-	-	162,800	162,800
Naval Ordinance Plant	-	76,000	75,638	(362)
Consolidated Corridor	1,515,542	1,515,542	1,525,550	10,008
Subtotal Special Revenue Funds	1,540,542	3,116,542	2,899,310	(217,232)
Total Revenue All Funds	1,546,542	3,122,542	2,900,101	(222,441)
EXPENDITURES				
GENERAL FUND				
Administration	10,030	10,030	5,117	4,913
Project loans	75,000	75,000	50,000	25,000
Construction projects	289,129	589,129	511,628	77,501
	374,159	674,159	566,745	107,414
SPECIAL REVENUES				
North Yellowstone	578,325	1,193,839	582,455	611,384
Naval Ordinance Plant	-	75,000	-	75,000
Consolidated Corridor	2,327,980	2,327,980	1,322,714	1,005,266
Subtotal Special Revenue Funds	2,906,305	3,596,819	1,905,169	1,691,650
Total Expenditures All Funds	3,280,464	4,270,978	2,471,914	1,799,064
EXCESS REVENUES OR (EXPENDITURES)	(1,733,922)	(1,148,437)	428,187	1,576,624
OTHER FINANCING SOURCES (USES)				
Note receivable collection (General Fund)	615,514	615,514	-	(615,514)
Total other financing sources (uses)	615,514	615,514	-	(615,514)
NET CHANGE IN FUND BALANCE	\$(1,118,408)	\$ (532,923)	428,187	\$ 961,110
BEGINNING FUND BALANCE			4,674,046	
ENDING FUND BALANCE			\$ 5,102,233	

POCATELLO DEVELOPMENT AUTHORITY
 NOTES TO STATEMENT OF REVENUES AND EXPENDITURES - BUDGET TO ACTUAL

NOTE 1 - Summary of Significant Accounting Policies

Pocatello Development Authority prepares its budget on the cash basis.

Budgeted revenues consist of the expected tax receipts for special revenue funds, anticipated interest income, interfund loan repayments and third party debt repayments.

Budgeted expenditures consist of the amounts anticipated for project expenditures, administrative expenditures. Pocatello Development Authority does not budget for unanticipated loans or grants that might be made in a given year or loans between funds.

The reconciliation between PDA's budget and a GAAP budget follows:

	<u>Budget</u>	<u>Actual</u>	
Budgeted revenues	\$ 3,738,056	\$ 2,900,101	
GAAP adjustments			
Deferred property taxes	<u>11,038</u>	<u>11,038</u>	
GAAP budgeted revenues	<u>\$ 3,749,094</u>	<u>\$ 2,911,139</u>	
Budgeted Expenditures	\$ 4,270,978	\$ 2,471,914	
GAAP adjustments			
Amortization of bond issuance costs	6,288	6,288	
Project loans	(50,000)	(50,000)	
Principal payments on debt	(945,000)	(945,000)	
Bad debt expense	<u>448,281</u>	<u>448,281</u>	
GAAP budgeted expenditures	<u>\$ 3,730,547</u>	<u>\$ 1,931,483</u>	

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**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER
MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Commissioners
Pocatello Development Authority
Pocatello, Idaho

We have audited the financial statements of the governmental activities, and each major fund information of Pocatello Development Authority, as of and for the years ended September 30, 2009 and 2008, which collectively comprise the Pocatello Development Authority's basic financial statements and have issued our report thereon dated January 28, 2010. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Pocatello Development Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Pocatello Development Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Pocatello Development Authority's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Pocatello Development Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Pocatello Development Authority's financial statements that is more than inconsequential will not be prevented or detected by the Pocatello Development Authority's internal control.

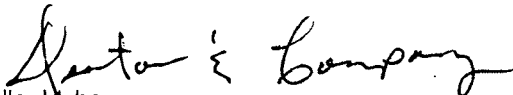
A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Pocatello Development Authority's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Pocatello Development Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of management, Board of Commissioners, others within the entity, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.


Pocatello, Idaho
January 28, 2010