

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

**COMPREHENSIVE ANNUAL FINANCIAL REPORT**

**FOR THE YEAR ENDED SEPTEMBER 30, 2012**

**POCATELLO DEVELOPMENT AUTHORITY  
COMPREHENSIVE ANNUAL FINANCIAL REPORT  
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## **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, 2012.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive frame-work 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, has issued an unqualified ("clean") opinion on the Pocatello Development Authority's financial statements for the year ended September 30, 2012. 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 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 goes to the various taxing entities providing services to that property, (i.e. Bannock County, School District 25, and 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 seventeen (17) 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, the East Center District and the Central Corridor 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 levy 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 the remodeling of an existing building. The increase in valuation, accomplished by the effective use of these tif districts, is in excess of \$168 million.

On November 17, 2010 the Board passed Resolution No. 2010-3 recommending the Pocatello City Council terminate the revenue allocation area provision of the Central Corridor District. The increased valuation of the district was returned to the citizens and increased property valuation for general property taxes by \$83,004,784.

The remaining districts are the North Yellowstone District, the Naval Ordinance Plant District, the North Portneuf District and the Airport District.

The North Yellowstone District provided \$6 million in funding to renovate an area which now houses several new businesses including 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 added incremental property valuation of this district is currently at \$71,728,918.

The Naval Ordinance District is just coming on line. Current economic conditions have stalled the development at the site, but the valuation has increased \$12,874,081 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 land acquisition, right of way purchase and road and bridge construction associated with the construction of the \$244 million Hoku polysilicon manufacturing plant. Current tax collections are based on the value of the new electric power substation built on the site. Depression of prices on the world market for polysilicon has made it unprofitable to operate the new plant and owners are looking at their options.

## Acknowledgments

The Board of Directors of the Pocatello Development Authority would like to acknowledge the efforts of John Regetz with the Bannock County Development Authority and Lonnie Crowell of the 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 December 11, 2012

A handwritten signature in black ink, appearing to be 'Lonnie Crowell', with a long horizontal stroke extending to the right.

Lonnie Crowell  
Executive Director, Pocatello Development Authority

**POCATELLO DEVELOPMENT AUTHORITY  
LIST OF OFFICIALS**

Ryan Ward, Chairman of the Board

Russ Meyers, Vice Chairperson of the Board

Brian Blad, Mayor of Pocatello, Board member

Karl Anderson, Bannock County Commissioner, Board member

Roger Bray, City Council Member, Board member

Darlene Gerry, Board member

Michael Orr, Board member

Cynthia Hill, Board member

Larry Fisher, Board member

Lonnie Crowell, City of Pocatello, Executive Director

Darcy Taylor, City of Pocatello, Secretary

Jerry Higgins, City of Pocatello, Treasurer

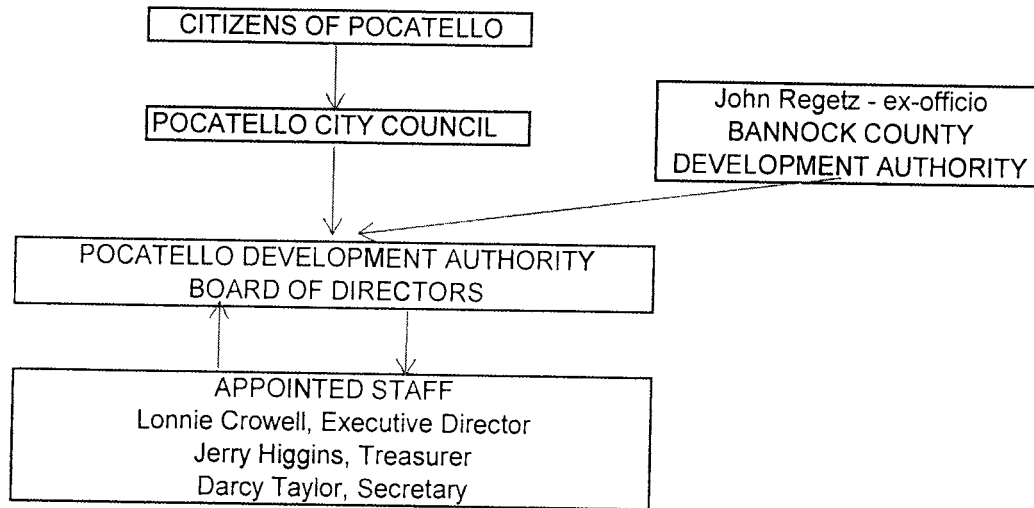
**LIST OF EX-OFFICIO ADVISORS**

Dean Tranmer, City of Pocatello, Legal Council

David Swindell, City of Pocatello, Budget and Financial Advisor

John Regetz, Bannock Development Authority, ex-officio member

**POCATELLO DEVELOPMENT AUTHORITY  
ORGANIZATION CHART**



**City of Pocatello, Advisory Staff:**

Dean Tranmer, Attorney, legal council

David Swindell, Chief Financial Officer, Budget and Financial Advisor



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



## 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 September 30, 2012 and 2011, 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. The prior year summarized comparative information has been derived from the Authority's 2011 financial statements and, in our report dated December 10, 2011 we expressed unqualified opinions on the respective financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information.

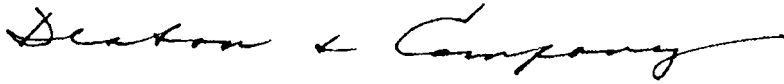
We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and 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, 2012 and 2011, 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 December 11, 2012, 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.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 9 through 12 and 26 through 27 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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". The signature is written in black ink and is positioned above the typed name and date.

Pocatello, Idaho  
December 11, 2012

**POCATELLO DEVELOPMENT AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2012**

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, 2012. **All amounts, unless otherwise indicated, are expressed in dollars.**

**FINANCIAL HIGHLIGHTS**

Over the course of the 2012 fiscal year, Pocatello Development Authority's total net assets increased by \$214,597.

At the end of the current year, committed fund balance for the General Fund was \$377,140, or 832.3% of total general fund expenditures.

The Pocatello Development Authority's total debt decreased by \$260,000 during the year, a 3% reduction.

**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, 2012**

**Government-wide Statements - Continued**

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 the reader 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			
	2012	2011	2010	2009
Cash	\$ 8,275,486	\$ 7,075,651	\$ 5,888,288	\$ 5,182,612
Other assets	461,927	1,709,516	1,682,619	1,686,916
<b>Total assets</b>	<b>8,737,413</b>	<b>8,785,167</b>	<b>7,570,907</b>	<b>6,869,528</b>
Long-term debt outstanding	6,890,000	7,150,000	8,305,000	8,305,000
Other liabilities	62,293	64,644	91,511	1,192,087
<b>Total liabilities</b>	<b>6,952,293</b>	<b>7,214,644</b>	<b>8,396,511</b>	<b>9,497,087</b>
Unrestricted (deficit) net assets	(6,118,830)	(5,031,590)	(6,207,593)	(2,742,836)
Restricted net assets	7,903,950	6,602,113	5,381,989	115,277
<b>Total net assets</b>	<b>\$ 1,785,120</b>	<b>\$ 1,570,523</b>	<b>\$ (825,604)</b>	<b>\$ (2,627,559)</b>

Net assets of Pocatello Development Authority's governmental activities increased \$214,597.

**POCATELLO DEVELOPMENT AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2012**

**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			
	2012	2011	2010	2009
Revenues	\$ 1,470,804	\$ 3,033,394	\$ 2,722,382	\$ 2,911,139
Expenses	1,256,207	637,267	920,427	193,483
Change in net assets	214,597	2,396,127	1,801,955	979,656
Beginning net assets	1,570,523	(825,604)	(2,627,559)	(3,607,215)
Ending net assets	<u>\$ 1,785,120</u>	<u>\$ 1,570,523</u>	<u>\$ (825,604)</u>	<u>\$ (2,627,559)</u>

The Pocatello Development Authority's total revenues decreased by \$1,562,590 over 2011 operations and expenses increased \$618,940. The majority of the Pocatello Development Authority's revenues comes from property taxes. The majority of expenses were for project payments (\$820,466).

**Governmental Activities**

Fund balances in Governmental Funds increased by \$1,191,893. The increase was primarily due to payment of notes due of \$1,200,000.

General Fund

Administrative expenses totaled \$7,555 in the general fund or 539% of total revenues and consisted of the following:

	General Fund			
	2012	2011	2010	2009
Audit	\$ 3,900	\$ 3,800	\$ 3,830	\$ 3,916
Commissioner meetings	1,155	1,474	1,154	1,201
Professional services	2,500	-	-	-
	<u>\$ 7,555</u>	<u>\$ 5,274</u>	<u>\$ 4,984</u>	<u>\$ 5,117</u>

Special Revenue Funds

Administrative expenses (professional services) totaled \$4,200 in the special revenue fund or .28% of total special revenue fund revenues and consisted of the following:

	Special Revenue Funds			
	2012	2011	2010	2009
General Fund service charge	\$ -	\$ -	\$ 16,318	\$ -
Legal fees	-	663	-	-
Arbitrage report fees	4,200	8,235	5,900	9,910
Bank charges	-	4,956	-	-
	<u>\$ 4,200</u>	<u>\$ 13,854</u>	<u>\$ 22,218</u>	<u>\$ 9,910</u>

**POCATELLO DEVELOPMENT AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2012**

**Budgetary Highlights**

The 2012 budget was not amended during the year. Actual expenditures were under budgeted expenditures by \$9,817,203.

The Pocatello Development Authority had \$6,890,000. in bonds outstanding at year end.

**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, 2012  
 WITH COMPARATIVE TOTAL AT SEPTEMBER 30, 2011

	Governmental Activities	
	2012	2011
	<u>                    </u>	<u>                    </u>
<b>ASSETS</b>		
Cash and cash equivalents	\$ 5,682,630	\$ 4,780,489
Restricted cash and cash equivalents	2,592,856	2,295,162
Accrued interest	20,480	7,742
Property tax receivable	92,510	146,549
Notes receivable (less reserve for bad debts)	246,868	1,446,868
Bond issuance cost - net of amortization	102,069	108,357
	<u>                    </u>	<u>                    </u>
Total assets	8,737,413	8,785,167
	<u>                    </u>	<u>                    </u>
<b>LIABILITIES</b>		
Accrued interest payable	62,293	64,644
Current portion of long-term debt	275,000	260,000
Long-term liabilities - net of current portion	6,615,000	6,890,000
	<u>                    </u>	<u>                    </u>
Total liabilities	6,952,293	7,214,644
	<u>                    </u>	<u>                    </u>
<b>NET ASSETS (DEFICIT)</b>		
Unrestricted	(6,118,830)	(5,031,590)
Restricted	7,903,950	6,602,113
	<u>                    </u>	<u>                    </u>
Total net assets (deficit)	<u>\$ 1,785,120</u>	<u>\$ 1,570,523</u>

The accompanying notes are an integral part of these financial statements



**POCATELLO DEVELOPMENT AUTHORITY**  
**STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2012**  
**WITH COMPARATIVE TOTAL FOR THE ENDED SEPTEMBER 30, 2011**

	<b>Governmental Activities</b>	
	<u>2012</u>	<u>2011</u>
<b>EXPENSES</b>		
Administration	\$ 5,055	\$ 5,274
Project payments	820,466	159,760
Professional services	6,700	14,854
Interest	417,699	451,091
Amortization of bond issuance costs	6,288	6,288
	<u>1,256,208</u>	<u>637,267</u>
<b>REVENUES</b>		
Property taxes	1,457,401	3,022,653
Interest and other	13,404	10,741
	<u>1,470,805</u>	<u>3,033,394</u>
<b>NET CHANGE IN NET ASSETS</b>	214,597	2,396,127
<b>BEGINNING NET ASSETS</b>	<u>1,570,523</u>	<u>(825,604)</u>
<b>ENDING NET ASSETS</b>	<u>\$ 1,785,120</u>	<u>\$ 1,570,523</u>

The accompanying notes are an integral part of these financial statements

**POCATELLO DEVELOPMENT AUTHORITY  
BALANCE SHEETS  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2012  
WITH COMPARATIVE TOTAL AT SEPTEMBER 30, 2011**

	General Fund	Consolidated Corridor	North Yellowstone	Naval Ordinance Plant	North Portneuf	2012	2011
<b>ASSETS</b>							
Cash and cash equivalents	\$ 377,139	\$ 4,678,966	\$ -	\$ 415,635	\$ 210,903	\$ 5,682,643	\$ 4,780,489
Cash with fiscal agent	-	-	2,592,843	-	-	2,592,843	2,295,162
Accrued interest	1	33	21	-	-	55	46
Property tax receivable	-	46,767	36,335	-	9,408	92,510	146,549
Notes receivable	50,000	596,868	-	-	-	646,868	1,846,868
Due from other funds	-	-	-	-	-	-	21,925
	<u>\$ 427,140</u>	<u>\$ 5,322,634</u>	<u>\$ 2,629,199</u>	<u>\$ 415,635</u>	<u>\$ 220,311</u>	<u>\$ 9,014,919</u>	<u>\$ 9,091,039</u>
<b>LIABILITIES</b>							
Due to other funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,925
Deferred tax revenues	-	41,218	36,335	-	9,408	86,961	133,051
Deferred notes receivable revenues	50,000	596,868	-	-	-	646,868	1,846,868
	<u>50,000</u>	<u>638,086</u>	<u>36,335</u>	<u>-</u>	<u>9,408</u>	<u>733,829</u>	<u>2,001,844</u>
<b>FUND BALANCES</b>							
Restricted	-	4,684,548	2,592,864	415,635	210,903	7,903,950	6,666,757
Committed	377,140	-	-	-	-	377,140	422,439
	<u>377,140</u>	<u>4,684,548</u>	<u>2,592,864</u>	<u>415,635</u>	<u>210,903</u>	<u>8,281,090</u>	<u>7,089,196</u>
	<u>\$ 427,140</u>	<u>\$ 5,322,634</u>	<u>\$ 2,629,199</u>	<u>\$ 415,635</u>	<u>\$ 220,311</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.

733,829 1,979,918

Recognition of bad debt reserves and note receivable write off are not reported as all receivables are deferred.

(400,000) (400,000)

Interest accrued on Noted receivable not classified as current assets.

20,424 7,696

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

(6,890,000) (7,150,000)

Accrued interest on long-term debt

(62,292) (64,644)

Debt issuance costs - net of amortization

102,069 108,357

(6,850,223) (7,106,287)

Net Assets of Governmental Activities

\$ 1,785,120 \$ 1,570,523

The accompanying notes are an integral part of these financial statements

**POCATELLO DEVELOPMENT AUTHORITY**  
**STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2012**  
**WITH COMPARATIVE TOTAL FOR YEAR ENDED SEPTEMBER 30, 2011**

	General Fund	Consolidated Corridor	North Yellowstone	Naval Ordinance Plant	North Portneuf	2012	2011
<b>REVENUES</b>							
Property taxes	\$ -	\$ 74,857	\$ 1,125,638	\$ 188,744	\$ 114,252	\$ 1,503,491	\$ 2,999,295
Interest and other	14	426	234	-	-	674	3,046
	<u>14</u>	<u>75,283</u>	<u>1,125,872</u>	<u>188,744</u>	<u>114,252</u>	<u>1,504,165</u>	<u>3,002,341</u>
<b>EXPENDITURES</b>							
Administration	5,055	-	-	-	-	5,055	5,274
Projects and grants	37,758	660,693	122,015	-	-	820,466	159,761
Professional services	2,500	-	4,200	-	-	6,700	14,853
Debt services							
Principal retirement	-	-	260,000	-	-	260,000	1,155,000
Interest	-	-	420,050	-	-	420,050	451,090
	<u>45,313</u>	<u>660,693</u>	<u>806,265</u>	<u>-</u>	<u>-</u>	<u>1,512,271</u>	<u>1,785,978</u>
<b>EXCESS REVENUES OR (EXPENDITURES)</b>	(45,299)	(585,410)	319,607	188,743	114,252	(8,106)	1,216,363
<b>OTHER FINANCING SOURCES/(USES):</b>							
Notes receivable collections	-	1,200,000	-	-	-	1,200,000	-
<b>NET CHANGE IN FUND BALANCE</b>	(45,299)	614,590	319,607	188,743	114,252	1,191,894	1,216,363
<b>BEGINNING FUND BALANCE</b>	422,439	4,069,958	2,273,257	226,891	96,651		
<b>ENDING FUND BALANCE</b>	<u>\$ 377,140</u>	<u>\$ 4,684,548</u>	<u>\$ 2,592,864</u>	<u>\$ 415,635</u>	<u>\$ 210,903</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.	(46,090)	23,356
Principal payments received on notes receivable are current fund sources in governmental funds, but are presented as reductions of notes receivable on the statements of net assets.	(1,200,000)	-
Interest on notes receivable not meeting the definition of current asset for modified accrual are recognized on the statements of net assets	12,729	7,696
Amortization of bond issuance costs	(6,288)	(6,288)
Accrued interest on long-term debt is not recognized in governmental funds.	2,351	-
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	260,000	1,155,000
Change in Net Assets of Governmental Activities	<u>\$ 214,597</u>	<u>\$ 2,396,127</u>

The accompanying notes are an integral part of these financial statements  
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**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.

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.



**POCATELLO DEVELOPMENT AUTHORITY  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 - Summary of Significant Accounting Policies (Continued)**

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

**1. *Deposits and investments -continued***

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.

**3. *Inventory and prepaid items***

There were no inventory or prepaid items this year.

**4. *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.

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

**5. *Capital Assets***

The Authority has no capital assets.

**6. *Compensated Absences***

The Authority has no liability for compensated absences

**7. *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.

**POCATELLO DEVELOPMENT AUTHORITY  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 - Summary of Significant Accounting Policies (Continued)**

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

**8. *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.

**9. *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 \$6,850,224 difference follows in Note 2.

**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.***

Current portion of long-term Bonds	\$ 275,000
Long-term Bonds Payable	6,615,000
Accrued interest on Bonds Payable	62,293
Debt issuance cost net of amortization	(102,069)
Total Long -term bonds	\$ 6,850,224

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 \$733,829 difference are as follows:"

Deferred Property Taxes, Consolidated Corridor	\$ 86,961
Deferred Notes receivable	646,868
	\$ 733,829

Another element of the reconciliation explains that "Interest accrued on Notes Receivable not classified as current assets".

Accrued Interest	\$ 20,424
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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	\$ (400,000)
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**POCATELLO DEVELOPMENT AUTHORITY  
NOTES TO FINANCIAL STATEMENTS**

**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 its 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.

**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	\$ 5,534,490
Cash in trust with fiscal agent	2,740,995
	<u>\$ 8,275,485</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 \$4,534,490 and the bank balance (balance per bank statements) was \$4,534,490. Of the cash balance, \$250,000 was covered by federal depository insurance and \$2,740,995 was collateralized 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 nil 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 \$2,740,995 due to all trust deposits held within one trust department and invested in same money market fund.



**POCATELLO DEVELOPMENT AUTHORITY  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 4 - Detailed Notes on all Funds (Continued)**

**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.

*2. Notes Receivable and Deferred Notes Receivable Revenue*

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. Collection of the note has been deferred due to negotiation for some property by the corporation. An amount of \$3,132 was paid on this note in prior years leaving a balance of \$196,868 at September 30, 2012. The board extended the term of the note to March 15, 2013 but imposed a 5% interest rate on the extension. Accrued interest receivable on this note of \$15,479 has been recorded on the balance sheet.

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 not been profitable enough to repay the loan, which has been extended. The entire \$400,000 has been reserved as a bad debt.

\$50,000 was loaned to a local corporation at zero percent interest due in 12 months. In November of 2011 the Board extended the loan by one year and imposed a 5% interest rate. Accrued interest receivable on this note of \$4,945 has been recorded on the balance sheet.

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 are shown as deferred notes 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>
North Yellowstone District	\$ 36,335	\$ 36,335
North Portneuf District	9,408	9,408
Consolidated Corridor Districts	46,767	41,218
	<u>\$ 92,510</u>	<u>\$ 86,961</u>

**POCATELLO DEVELOPMENT AUTHORITY  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 4 - Detailed Notes on all Funds (Continued)**

**C. Long-term Debt**

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

<u>Year</u>	North Yellowstone 2004 - 5.50% to 6.00%	
	<u>Principal</u>	<u>Interest</u>
2013 - Current portion	\$ 275,000	\$ 405,750
2014	290,000	390,625
2015	305,000	374,675
2016	320,000	357,900
2017	340,000	340,300
2018-2022	2,015,000	1,379,700
2023-2026	2,705,000	697,500
2027	640,000	38,400
	<u>\$ 6,890,000</u>	<u>\$ 3,984,850</u>

2. Changes in Long-term Liabilities

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

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Current Portion</u>
North Yellowstone	\$ 7,150,000	\$ -	\$ 260,000	\$ 6,890,000	\$ 275,000

D. Unamortized bond issuance costs

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

Beginning balance - unamortized bond issuance costs	\$ 108,357
Amortization of issuance costs	(6,288)
Ending balance - unamortized bond issuance costs	<u>\$ 102,069</u>

**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 North Yellowstone District has \$681,900 in cash asset restricted for future revenue bond payments. These are external third party restrictions by covenant.

The net assets of special revenue funds are restricted by state law to pay for expenditures of Tax Increment Financing Districts. The Districts are established by ordinances passed by the City. The ordinance establishing the District define types of construction, bonded debt, administrative costs, and collected taxes to be refunded to the taxing districts from which they were derived.

**POCATELLO DEVELOPMENT AUTHORITY  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 4 - Detailed Notes on all Funds (Continued)**

***F. Restricted Assets- (continued)***

The restricted net asset amounts at year end are as follows:

Consolidated Corridor District Fund	\$ 4,684,548
North Yellowstone District	2,592,864
Naval Ordinance District	415,635
North Portneuf District	210,903
	\$ 7,903,950

***G. Committed Assets***

The Pocatello Development Authority's Board of Directors have made written commitments to fund projects when funds become available in the General Fund. As of September 30, 2012, the commitments exceeded the fund balance in the General Fund.

***H. Prior Period Adjustment***

During the year, the Authority found that interest had been accrued in the North Yellowstone District governmental fund on bonded debt in the prior year. Under the modified accrual basis of accounting this is an incorrect application. This adjustment had no effect on the Government Wide statements but it increased North Yellowstone District Fund beginning balance in the statement of revenues, expenditures and changes in fund balance as follows:

Beginning fund balance	\$7,024,552
Bonded debt interest accrued in error	64,644
Adjusted beginning fund balance	\$7,089,196

**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.

The City of Pocatello has spent \$1,306,642 to acquire land and right of way access for the Hoku 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.

**POCATELLO DEVELOPMENT AUTHORITY  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 6 - Subsequent Events**

Subsequent events are events or transactions that occur after the balance sheet date but before the financial statements are available to be issued. The Pocatello Development Authority recognizes in the financial statements the effects of all subsequent events that provide additional evidence about conditions that existed at the date of the balance sheet, including the estimates inherent in the process of preparing the financial statements.

In October of 2012, at the monthly board meeting the board authorized staff to coordinate the refinancing of the bonded debt on the North Yellowstone District. It also directed staff to contribute \$1,000,000 in excess cash held in the North Yellowstone District trust to pay down the debt to be refinanced. As of December 11, 2012, no information was available on the refunding other than Moody's rating service declined to rate the new refunding issue. The board expects that Moody's actions will increase the interest the District will have to pay on the refinancing issue, but still expects lower interest rate and a shorter term on the refinancing.

Subsequent events were evaluated up to December 11, 2012, the date the financial statements were available to be issued.

**REQUIRED SUPPLEMENTARY INFORMATION**



**POCATELLO DEVELOPMENT AUTHORITY  
STATEMENT OF REVENUES AND EXPENDITURES - BUDGET TO ACTUAL  
FOR THE YEAR ENDED SEPTEMBER 30, 2012**

	Original and Final Budget Amounts	Actual Amounts	Variance
<b>REVENUES</b>			
<b>GENERAL FUND</b>			
Interest	\$ 20	\$ 14	\$ (6)
Loan repayment	50,000	-	(50,000)
Administration fees	1,819,778	-	(1,819,778)
	<u>1,869,798</u>	<u>14</u>	<u>(1,869,784)</u>
<b>SPECIAL REVENUES FUNDS</b>			
North Yellowstone	1,270,160	1,125,873	(144,287)
North Portneuf	3,000,000	114,252	(2,885,748)
Naval Ordinance Plant	305,000	188,744	(116,256)
Pocatello Regional Airport	100,000	-	(100,000)
Consolidated Corridor	1,200,230	1,275,282	75,052
Subtotal Special Revenue Funds	<u>5,875,390</u>	<u>2,704,151</u>	<u>(3,171,239)</u>
Total Revenue All Funds	7,745,188	2,704,165	(5,041,023)
<b>EXPENDITURES</b>			
<b>GENERAL FUND</b>			
Administration	5,520	7,555	(2,035)
Contingency	1,887,666	37,758	1,849,908
	<u>1,893,186</u>	<u>45,313</u>	<u>1,847,873</u>
<b>SPECIAL REVENUES</b>			
North Yellowstone	1,157,065	806,265	350,800
North Portneuf	3,000,000	-	3,000,000
Consolidated Corridor	5,214,579	660,693	4,553,886
Subtotal Special Revenue Funds	<u>9,371,644</u>	<u>1,466,958</u>	<u>7,904,686</u>
Total Expenditures All Funds	<u>11,264,830</u>	<u>1,512,271</u>	<u>9,752,559</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u><u>\$ (3,519,642)</u></u>	1,191,894	<u><u>\$ 4,711,536</u></u>
<b>BEGINNING FUND BALANCE</b>		<u>7,089,196</u>	
<b>ENDING FUND BALANCE</b>		<u><u>\$ 8,281,090</u></u>	

**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	\$ 7,745,188	\$ 2,704,165
GAAP adjustments		
Principal received on notes	(1,200,000)	(1,200,000)
Interest accrued on notes receivable	12,729	12,729
Deferred property taxes	(46,090)	(46,090)
GAAP budgeted revenues	<u>\$ 6,511,827</u>	<u>\$ 1,470,804</u>
 Budgeted Expenditures	 \$ 11,264,830	 \$ 1,512,271
GAAP adjustments		
Amortization of bond issuance costs	6,288	6,288
Accrued interest on bonds payable	(2,351)	(2,351)
Principal payments on debt	(260,000)	(260,000)
GAAP budgeted expenditures	<u>\$ 11,008,767</u>	<u>\$ 1,256,208</u>



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, 2012 and 2011, which collectively comprise the Pocatello Development Authority's basic financial statements and have issued our report thereon dated December 11, 2012. 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

Management of Pocatello Development Authority is responsible for establishing and maintaining effective 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 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 deficiency in internal control 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 and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, 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, 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.

A handwritten signature in cursive script that reads "Deaton & Company". The signature is written in black ink and is positioned above the typed name of the firm.

Pocatello, Idaho  
December 11, 2012