



**Board of Directors – Regular Business Meeting
425 N. Capital Ave., Idaho Falls, ID 83402
Wednesday, 11 January 2017, 7:00 a.m.**

Minutes:

In Attendance: Board Members Terri Gazdik, Mike Lehto, Mick Ohman, Cindy Ozaki, and Allan Woolley. IFAD Legal Counsel Mark Fuller, Administrative Coordinator Jennie Weitzel, Laura Lewis (by phone), Mike Clements, and Kevin DeKold.

I. Call to Order

Conducted by Chairman Ozaki, the meeting was called to order at 7:03 a.m.

II. Adoption of the Consent Agenda.

Action: Motion made to approve the Consent Agenda.

Result: All present voted in the affirmative.

III. Old Business:

A. Finance: Ms. Lewis called in to provide the board with new finance information. It was noted that because of the Supreme Court case, a judicial confirmation is no longer necessary for a lease-back option. She noted that it will be much more difficult to receive donations after the facility is built. Ms. Lewis will provide preliminary numbers and options on paper at the February 8, 2017 board meeting.

B. Airbnb: Mr. Fuller updated the board that he was unable to obtain a copy of the Airbnb contract with the State and will continue to try to negotiate with the tax commission for a copy. Chairman Ozaki will reach out to GBAD to see if IFAD can obtain contract information through them. IFAD has six months to file a claim to obtain the contract through a public records appeal. Numerous local listings have been identified within Idaho Falls. Mr. Fuller suggested a form letter be directed to each entity requesting compliance with the statutes.

IV. Reports and Updates

A. Building Committee Update: No update given. Chairman Ozaki spoke briefly to alternative heat and energy sources. Mr. Clements, Bateman-Hall, noted an upcoming presentation by Mountain West Mechanical on CHP, Combined Heat & Power, Generators. Mr. Clements explained that CHP is a generator unit which runs on gas and provides both heat and power. He noted the upfront cost is expensive but noted as early as a five year payback on the investment. Mr. DeKold relayed his experience and said that the technology is sound and spoke to BPA requirements. He will speak with CRSA Engineers on the viability. The equipment could save events during a power outage. The ability to provide power to just key components was discussed. Mr. Clements reminded Chairman Ozaki tht he is still researching solar options.

Discussion on emergency shelter and energy credits ensued. Chairman Ozaki is planning to attend the presentation by Mountain West Mechanical on January 26th at Stockman's from 11:30 a.m. to 1:00 p.m. Discussion on asking them to present to board during the January 25th IFAD board meeting. Mr. Clements will make contact about having Mountain West Mechanical attend the next IFAD board meeting and RSVP to the lunch for Chairman Ozaki.

B. Financial Report: Ms. Gazdik distributed and discussed the financials for the year ending November 30th, noting the District has \$6.9 million in total cash receivables. IFAD ended the year with total revenues almost 15% ahead of the prior year. Mr. Woolley requested that the income statement be adjusted to include net income from ordinary operations then subtract the more capital investments, architecture, below that line. That way the board will be able to identify and see trends more easily. The board agreed and Ms. Gazdik will put income from operations and then move expenses below relating to capital investment. Discussion on loan to costs and expenditures. Architect and Engineering. Appraisals and Studies. Ms. Gazdik will ask Ms. Lewis opinion on best representation/presentation.

C. Executive Search Committee Update: Mr. Fuller emailed Ms. Gartrell revised job descriptions. She is waiting on the board's recommendation before posting. Discussion on positions ensued. Compensation will be discussed with candidates.

D. Administrative Report: Ms. Weitzel updated the board on the status of hotel tax receipts. Two establishments continue to need legal intervention. Ms. Weitzel requested availability for Annual Dinner. All present agreed that February 7th would work for all. She will forward an invitation with time and place.

V. Calendar and Announcements.

A. Upcoming IFAD Meetings/Events: The next IFAD meeting will be held on January 25, 2017. Chamber Legislative Days are January 23 and 24 in Boise. The Mountain West Mechanical presentation on the CHP system will be on January 26th at 11:30 a.m.

B. Announcements and Questions: Mr. Fuller will check his availability to attend the Chamber Legislative Days in Boise.

VI. Public Comment: Time offered for public comment. None given.

VII. Adjournment:

Action: Motion made to adjourn the meeting.

Result: The vote was unanimous in the affirmative. Meeting was adjourned at 8:04 a.m.