



**Board of Directors – Regular Business Meeting
420 Memorial Drive, Idaho Falls, ID 83402
7:30 a.m. 1 May 2013**

Minutes:

In Attendance: Board Members Bob Everhart, Terry Gazdik, Kris Meek, and Cindy Ozaki. IFAD Legal Counsel Mark Fuller, IFAD Consultant Rebecca Casper and IFAD Administrative Coordinator Jennie Weitzel, Architect Kevin DeKold and Board Candidate Janet Trujillo.

Excused: Board Member Robb Chiles.

I. Call to Order:

Conducted by Chairman Ozaki, the meeting was called to order at 7:42am.

II. Adoption of the Agenda:

Action: Mr. Everhart moved to adopt the agenda.

Action: Ms. Gazdik seconded the motion.

Result: All members present voted in the affirmative.

III. Approval of Minutes from Previous Meetings:

Action: Mr. Meek moved to accept the minutes from the 4/10/13 Regular Business Meeting.

Action: Mr. Everhart seconded the motion.

Result: All present voted in the affirmative.

IV. Approval of IFAD Payables: There were no payables to approve. Notice was made that the Chamber billing is behind and next month's payables will be higher because IFAD has only been billed through February.

V. Reports and Updates.

A. Budget Committee Report: Ms. Gazdik passed out a DRAFT comparative balance sheet to which a few minor, accounts payable corrections must be made. The current data showed that the District's room tax income is slightly behind budget projections for the month of March.

B. Administrative Reports and Updates: New office phone number is 208.881.9585. Phone service will cost approximately \$53.00/ month.

1. District Hotel/Campground Updates: Tax billing now being done by Administrative Coordinator. New registration form to be sent to all Hotel/Motel/Campgrounds for the purpose of updating billing, contact and owner information.

2. Elections: Introduced State Representative Janet Trujillo as a board candidate. Board Members hope to meet with all board candidates to answer any questions they may have about board or position. Ms. Trujillo stated that all questions she has had have been answered satisfactorily by Mark Fuller.

C. Architectural Report: Mr. DeKold reported a 10% disparity of projected costs in the pre-schematic construction cost estimates from 2013 to 2014. The four line items most affected are 1) steel cost, 2) HVAC cost, 3) seating and 4) site work including road work. It was noted that seating and site work costs may come down and that they will line item road work separately. The increase was verified by CRSA's cost estimator who also showed an 8% increase (3% inflation increase and a 5% market conditions increase) from 2013 to 2014. Cost for Schematic A therefore increases from \$28.4 million to \$30.6 million. The cost for constructing the conference-room addition is also expected to increase slightly from \$2.08 million to \$2.25 million.

D. Other Reports:

1. Website Development: Ms. Casper reported on website construction. She would assume responsibility for web content while Ms. Weitzel would be responsible for keying in and loading data as well as web site maintenance. Ms. Casper sought feedback on a website planning document. Board members commented on the publication of meeting dates noting that meeting dates have already been approved and no further action needs taken prior to posting on website. Other suggestions included: 1) not naming contractors by name except when relating to official minutes or as mentioned in the IFAD history; 2) including – under the 'vision' tab – the types of events that will be held at the event center; 3) providing comparisons with other, existing events centers; and 4) providing data documenting how the local economies have grown around similar sized event centers.

VI. Annexation Considerations:

A. Plat to be given to City for approval at June meeting.

B. It was noted that, after initial plat approval, that minor plat adjustments are acceptable without attending a planning commission meeting.

C. Mr. Fuller sent indemnification to Mr. Val Lofthouse via Clint Boyle at Snake River Landing, for approval on annexation.

D. The property's east boundary raises parking concerns. If the city's planning and zoning board approves the bridge, it will eliminate parking spaces from the design. The City of Idaho Falls only requires 1,200 spaces. It was recommended by Centennial that the event center provide 1,800 spaces and noted that if the event center is short parking early that participants would be discouraged from returning. It was also noted that the event center should be able to accommodate growth at inception instead of searching for additional parking in the future. Further discussion of parking will continue with District, Snake River Landing and Centennial.

E. The City will require overflow parking to be paved, an additional cost, unless a variance is issued to have overflow parking be gravel.

F. David Stosich has been contacted by Clint Boyle at Snake River Landing and still needs to discuss with the additional members of Stosich Family Trust for final approval. Mr. Stosich recognizes that the parcel of land is not available to use for signage. However, the trust may still want to sell but may be willing to discuss donation.

VII. Calendar and Announcements:

- A. *Action:* Mr. Meek moved to cancel the May 8, 2013 board meeting.
Action: Mr. Everhart seconded the motion.
Result: All present voted in the affirmative.
- B. Announcements and Questions.

VIII. Public Comment: Meeting time was made available for public commentary. None was offered.

IX. Adjournment:

Action: Mr. Everhart moved to adjourn meeting.

Action: Ms. Gazdik seconded motion to adjourn.

Result: The vote was unanimous in the affirmative. Meeting was adjourned at 8:45am.