



**Board of Directors – Business Meeting/Executive Session
Business Development Center, 420 Memorial Drive
Idaho Falls, ID 83402
1 February 2013**

Minutes:

In Attendance. Board Members Robb Chiles, Member Bob Everhart, Terri Gazdik, Kris Meek and Cindy Ozaki, IFAD Legal Counsel Mark Fuller, IFAD Consultant Rebecca Casper, CRSA Architect Kevin DeKold, and CMG-affiliated Executives Dave Elmore, Kevin Bruder, Craig Martin, Kevin Green, & Emile Marzullo. Also present was community member Aaron Johnson with Bateman Hall Construction.

I. Call to Order.

Conducted by Chairman Ozaki, the meeting was called to order at 9:11 a.m.

II. Adoption of the Agenda.

Action: Mr. Everhart moved to approve the agenda.

Action: Ms. Gazdik seconded the motion.

Result: All members present voted in the affirmative.

III. Presentation/Discussion from CMG.

The presentation was informal and took the form of a discussion about the Event center between CMG personnel and IFAD Board Members on a variety of subtopics:

- A. Mr. Bruder offered to provide feedback to the Board on desired modifications to in the contract but indicated that there would be no significant changes in the conceptual approach that CMG would pursue. Ms. Ozaki indicated that a Board committee would be formed to work with CMG on this.
- B. Ms. Ozaki announced that the Board was collecting and weighing information with respect to project financing and/or completion.
- C. Mr. Everhart reported on the Board's pursuit of legislative options that might affect the actual construction of the Event Center. Board Members Everhart and Chiles met with contacts in Boise inquiring about the level of support for legislation for a bill allowing for the use of CMGC construction methodology. Ms Ozaki pointed out that this could help to address basic construction finance concerns and hasten the construction process. Mr. Elmore also indicated that because this approach affects both the financing of the center and the construction calendar, it is of concern to CMG as well. The IFAD Board members will determine what further steps may be taken after obtaining more feedback from inquiries made during the Boise visit.
- D. Mr. Marzullo reported on inquiries he has made regarding disaster relief centers.
- E. Mr. Marzullo also mentioned two companies that may be interested in lease-back options 1) the Panitone Fund (out of Newport Beach, CA) which might have funding available for investment. He has contacted Mr. Mark Payne, one of their Vice Presidents to gauge their interest level a possible Design-Build. 2) CMP

Region Centers in Illinois. This company works with EB-5 financing. The challenge in ID however is that the proposed site for the Event center is not located in a TEA (Targeted Employment Area).

- F. Mr. Martin shared information about CMG’s recent acquisition of used items in an auction of items from the Broomfield, CO facility—a polar floor (covering for the ice), a slightly-used 2006 model Zamboni, and 3 panels of glass racks, an ice edger, a merchandise kiosk, and other small items. (Note: the Zamboni is a 2006 standard-sized NHL quality item with only 500 engine hours.) Mr. Martin researched and inspected the items and rated them at a B+ or better for quality/value. Approximately \$80K was expended for approximately \$250K worth of FFE equip/items if acquired new. 2-3 additional auctions will be held in the future. Mr. Martin will stay informed and may purchase additional items in the future. The only remaining challenge is to find adequate storage for these items.

IV. Executive Session. (*Executive Sessions are closed to the Public*).

Action. At 9:55 a.m. Ms. Ozaki made a formal motion to take the meeting into Executive Session.

Action: All members present voted in the affirmative.

Result. The motion passed unanimously and the vote was recorded. The session was held in accord with Idaho Code §67-2345 (1)(c) “To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency”.

V. Public Session.

Action: Upon conclusion of the Executive Session discussion, Mr. Everhart moved to return the meeting to public session at 10:22 a.m.

Action: Mr. Chiles seconded the motion.

Result: All members present voted in the affirmative.

VI. Presentation/Discussion from CRSA.

Knowing that the cost differential between the various designs is the driving factor, Mr. DeKold led the Board in a discussion of the two schematic designs—A or B. All present discussed ways to bring construction cost down without losing square footage and considered the possibility of hiring an independent contractor to examine the proposed project and recommend ways to bring construction costs down and establish a more refined cost for the building. CMG agreed to research this and make recommendations for possible independent contractors.

Mr. DeKold indicated that it would take about 4 weeks to complete schematic design once a decision (for either scheme A or B) was made. He recommended that only one design be pursued. Mr. DeKold concluded with the suggestion that as the Board determines which design to pursue, the key question they must consider remains which compromises can the Board accept while still achieving public satisfaction and acceptance of the completed facility ?

VII. Adjournment.

Action: Mr. Everhart moved to adjourn.

Action: Mr. Chiles seconded the motion.

Result: The vote was unanimous in the affirmative. The meeting was adjourned at 11:53 a.m.