



**Board of Directors – Business Meeting
420 Memorial Drive, Idaho Falls, ID 83402
7:30 a.m. 10 April 2013**

Minutes:

*In Attendance: Board Members Robb Chiles, Kris Meek, and Cindy Ozaki. IFAD Legal Counsel Mark Fuller, IFAD Consultant Rebecca Casper and IFAD Administrative Coordinator Jennie Weitzel.
Excused: Board Members Terry Gazdik and Bob Everhart.*

I. Call to Order:

Conducted by Chairman Ozaki, the meeting was called to order at 7:38am.

II. Adoption of the Agenda:

Action: Mr. Chiles moved to adopt the agenda.

Action: Mr. Meek seconded the motion.

Result: All members present voted in the affirmative.

III. Approval of Minutes from Previous Meetings:

Action: Mr. Chiles moved to accept the minutes from the 3/27/13 Regular Business Meeting.

Action: Mr. Meek seconded the motion.

Result: All present voted in the affirmative.

Action: Mr. Chiles moved to accept the minutes from the 4/5/13 IFAD-PCAD Luncheon Meeting.

Action: Mr. Meek seconded the motion.

Result: All present voted in the affirmative.

IV. Approval of IFAD Payables:

Action: Mr. Chiles moved to approve the IFAD payables.

Action: Mr. Meek seconded the motion.

Result: All present voted in the affirmative.

V. Reports and Updates.

A. Budget Committee Report: No Budget Committee report was given.

B. Administrative Reports and Updates:

1. **District Hotel/Campground Updates:** Mr. Fuller reported that, because of new city limit/boundary lines, The Shady Rest Campground is now within city limits and a tax letter had been sent. The facility is under new ownership and while their out-of-

town residency may cause some initial delays, the new owners are willing to be compliant and pay taxes beginning in the month in which notice was given.

- 2. Elections:** It was reported by Mr. Fuller that, as of April 5, 2013 deadline, there are no new write in's or withdraws for open Board positions. The six year seat for which Ms. Gazdik is running is unopposed, she will not appear on the ballot and she is able to be appointed at any time. The three candidates for the open two year term have been sent a letter containing an open invitation to the IFAD Board Meetings and were provided the Board Meeting dates. In addition, 2013 minutes were sent for their information. Board Members will reach out to candidates to answer questions or offer information prior to the election.

It was noted that upon election of new board members, the candidate makes the declaration and the Board will issue a certification of election.

- C. Architectural Report:** No formal report. Mr. DeKold has made himself available to respond to inquiries from CMG. Ms. Ozaki reported that the outside study being conducted by CMG is still being run. When a preliminary meeting was held last month, they generated additional questions and are still working on those answers.
- D. Other Reports:** No other reports were given.

VI. Annexation Considerations: Information is from Mr. Boyle at Horrocks presented to IFAD Board by Mr. Fuller.

- A.** The plat is due to City by April 19, 2013 for the Planning Commission meeting on May 7, 2013.
- B.** The City's review of Horrock's amended and expanded traffic study will take approximately three weeks.
- C.** Mr. Val Lofthouse, who owns property between Pioneer Road and the interstate, wants written assurance of indemnification in the event that his property incurs damages during Pioneer Road construction—fence damage etc.—as a condition of agreeing to the annexation. Mr. Fuller recommends that the Board send him a letter covering any IFAD actions, recognizing, however, that the Board cannot offer that assurance regarding any damage caused by the city.
- D.** The HARN (High Accuracy Reference Network) reference pin may need to be relocated to leave the road plans intact. Currently, the HARN sits in the proposed path of a sidewalk in an area with a high concentration of basalt. Blasting for roadwork may damage it. Fortunately, original cost estimates for relocating the HARN may not be as high as originally proposed. Shifting Event Center Drive would reduce the available parking and is not advised.
- E.** Parking adjustments may be necessary, based on the location of the schematic site plan being overlaid within the boundary and topographical constraints (primarily the Battle Creek Canal and future Whitewater Dr. connection), will be adjusted without adding additional area to the east parking lot (which would change the boundary). *No decisions were made. Concern is for loss of parking. Ms. Ozaki to discuss issues with Snake River Landing.*
- F.** The schematic location of Event Center Drive will be used for the right-of-way dedication to the City (civil engineering design has not commenced for this corridor). Annexation will be based on rough estimates and city planners are aware and willing to accept estimates.
- G.** David Stosich has been contacted and is requesting an exhibit of needed area for annexation to present to five additional members of Stosich Family Trust to approve. Trust has discussed

selling property for signage but unaware of Federal Highway Signage code requirements. Knowledge on this issue may help solidify decision to support annexation.

VII. Discussion of Construction and Financing Options: Ms. Ozaki reported that Ms. Weitzel had completed funding binders for Mr. Jack Ugaki. He plans to meet with a potential investor next week. The Board agreed that Mr. Ugaki may need to bear some of the costs associated with recruiting. Mr. Meek inquired about Laura Lewis in SLC is waiting for independent cost estimate results. The results will allow Ms. Lewis to move forward in compiling additional financing proposals.

VIII. Calendar and Announcements:

- A.** The April 24, 2013 Regular Board meeting will be moved to May 1, 2013 due to board member unavailability. A decision to keep or change the May 8, 2013 meeting will be made at that time.
- B.** Announcements and Questions.

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

X. Adjournment:

Action: Mr. Chiles moved to adjourn meeting.

Action: Mr. Meek seconded motion to adjourn.

Result: The vote was unanimous in the affirmative. Meeting was adjourned at 8:40am