



Board of Directors – Regular Business Meeting
425 N. Capital Ave., Idaho Falls, ID 83402
Wednesday, April 22, 2015, 7:30 a.m.

Minutes:

In Attendance: Board Members Bob Everhart, Terri Gazdik, Cindy Ozaki, and Janet Trujillo. IFAD Legal Counsel Mark Fuller, Executive Director Dave Lane, Administrative Coordinator Jennie Weitzel, Kevin DeKold and Mayor Casper. Excused: Allan Woolley.

I. Call to Order:

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

II. Adoption of the Agenda:

Action: Ms. Trujillo moved to adopt the Agenda.

Action: Mr. Everhart seconded the motion.

Discussion: Chairman Ozaki moved Item VI: Area Roads Discussion up to Item IV.

Result: All present voted to amend the agenda in advance.

III. Approval of 4/8/15 Business Meeting Minutes:

Action: Ms. Trujillo moved to approve the 4/8/15 Minutes.

Action: Mr. Everhart seconded the motion.

Result: All present voted in the affirmative.

IV. Area Roads Discussion: Mr. Everhart reported that Chairman Ozaki, Mr. Lane, and he attended a County Commissioners meeting on April 15th for introduction and update purposes. Mr. Everhart said the County Commissioners welcomed IFAD representatives, were appreciative of their effort to reach out, and are supportive of the event center project. Minimal and general road information was discussed and Commissioners seemed in favor of a future meeting with all interested parties.

Mr. Fuller submitted a copy of the current draft donation agreement noting that the issues that still need to be negotiated are identified on a separate sheet of paper and most deal with items in paragraph 6.A.1., which details post-closing work. He requested board members take the document home, review it, and be ready to provide feedback at a future Executive Session held prior to the next regularly scheduled board meeting. Ms. Ozaki requested that Ms. Weitzel send an email to all board members requesting feedback for executive session meeting availability. Mr. Everhart suggested first checking with Ms. Gazdik and Ms. Trujillo as they have less availability.



Mr. Fuller noted that City officials indicated, at a previous meeting, a Certificate of Occupancy would be issued upon completion of the streets if constructed to City standards. Other discussion included: Event Center Drive costs, bridge construction, and signage. No decisions were made.

V. Pinecrest Collection letter: Ms. Ozaki reported on a letter received from Ryan Ballain of Wipfli regarding an additional audit of Pinecrest Inn. The additional audit showed significant past taxes owed and concerns with current continuous resident exemptions. Ms. Ozaki had requested Mr. Fuller draft a demand letter and distributed it to board members for review. Mr. Fuller informed the board that past tax amounts were not paid by the previous owner from 2011, 2012, 2013 and noted the current owners may balk at the request for back taxes but suggested they assumed the responsibility when the property was purchased. Ms. Ozaki asked Ms. Gazdik if the District was able to recoup the cost of the audit in addition to the past due tax, penalties, and interest. Ms. Gazdik deferred to legal counsel.

VI. Approval of Payables:

Action: Mr. Everhart moved to pay the bills as presented.

Action: Ms. Gazdik seconded the motion.

Result: All present voted in the affirmative.

VII. Reports and Updates: In recognition of today being Administrative Professionals Day, Chairman Ozaki recognized and thanked Ms. Weitzel for her Administrative support.

A. Executive Director Report: Mr. Lane reminded members that he sent a HARN monument update email. The monument will be eligible to be moved as early as next week and should be completed by this summer. ITD has been very accommodating by providing information and letter of intent. Mr. Lane will continue to see the project through to completion.

Mr. Lane provided an annexation update. He noted that IFAD will resubmit the annexation application to the Idaho Falls Planning Commission for consideration at its June 2nd meeting. The application will then be forwarded to the City Council for approval.

Mr. Lane noted he attended the County Commissioner meeting on April 15, the Mayors' Business Day on April 21, and will be presenting at the Exchange Club on April 28, 2015. He also noted that he will be off for vacation during the first week of June.

B. Administrative Report: Ms. Weitzel informed the board that letters were sent to Comfort Inn regarding past due amounts and Best Western Driftwood Inn regarding an overpayment. She asked for feedback on the name badges and noted the Mayors'

Business Day was successful.

C. Other Reports: Ms. Ozaki mentioned she was able to speak with Mr. Alquist after the Mayors' Business Day and noted his schedule did not permit him to meet the IFAD board while he was in town. She noted that Mr. Alquist and Cameron Ariel, Commercial Development, were surprised to hear that IFAD is not able to utilize the redevelopment financing option.

Ms. Ozaki also noted that Carmus, a two day concert on August 14-15th, will be doing a press conference on Friday, April 24th at the Hilton. The Carmus vendor at the Mayors' Business Day suggested to Ms. Ozaki that the event might be able to raise funds for the event center too.

The East Idaho Business magazine that has the Event Center article is now available. Copies were distributed to board members.

VIII. Calendar and Announcements.

- A. Upcoming IFAD Meetings/Events:** Next meeting is scheduled for May 13th at 7:30am. Chamber Out of the Box lunch is May 5th and the YTT meeting is scheduled for May 12.
- B. Announcements and Questions:** IFAD forwarded YTT membership benefits and private hotel inquiries to all District hoteliers. Mr. Fisher of Destinations Inn requested the June YTT meeting be in Idaho Falls. Ms. Weitzel will forward dates and locations.

Mr. Fuller noted that he needs to prepare Certificates of Election for Mr. Everhart and Mr. Woolley and verify timing with the Elections Board.

IX. Public Comment: Mayor Casper mentioned that Larry Fisher is still working on getting all hoteliers together for a lodging association. She also mentioned Krisi Staten and the IFDDC has discussed a hospitality worker training initiative and a possible talking points document. Mr. Lane said Ms. Staten has a meeting set for April 29th to discuss how IFAD may be able to help.

X. Adjournment:

Action: Mr. Everhart moved to adjourn the meeting.

Action: Ms. Gazdik seconded the motion.

Result: The vote was unanimous in the affirmative. Meeting was adjourned at 8:28 am.