

Board of Directors – Regular Business Meeting
425 N. Capital Ave., Idaho Falls, ID 83402
Wednesday, June 24, 2015, 7:30 a.m.

Minutes:

In Attendance: Board Members Bob Everhart, Terri Gazdik, Ryan Meikle, Cindy Ozaki, and Allan Woolley. IFAD Legal Counsel Mark Fuller, Executive Director Dave Lane, Administrative Coordinator Jennie Weitzel, and Mayor Rebecca Casper.

I. Call to Order:

Conducted by Chairman Ozaki, the meeting was called to order at 7:34am.

II. Adoption of the Agenda:

Action: Mr. Everhart moved to adopt the Agenda.

Action: Ms. Gazdik seconded the motion.

Result: All present voted in the affirmative.

III. Oath of Office: Chairman Ozaki introduced and welcomed new member, Mr. Ryan Meikle. Mr. Fuller provided Mr. Meikle with an oath of office, which he read, signed, and returned to Mr. Fuller. Mr. Fuller then presented Mr. Meikle with a certificate of appointment.

IV. Approval of 6/10/15 Business Meeting Minutes:

Action: Mr. Woolley moved to approve the 6/10/15 Minutes with one grammar change.

Action: Ms. Gazdik seconded the motion.

Result: All present voted in the affirmative.

V. Approval of IFAD Payables:

Action: Ms. Gazdik moved to accept the payables as presented.

Action: Mr. Woolley seconded the motion.

Result: All present voted in the affirmative.

VI. Reports and Updates:

A. Executive Director Report: Mr. Lane reported that the Idaho Falls City Planning Commission voted 5-1 to recommend approval of the annexation petition to the City Council. It was noted that Commissioner Dixon dissented. (Mr. Dixon was a member of the Planning Commission two years ago which voted unanimously at that time to forward a recommendation for adoption to the city council. None of the following, current issues were raised two years ago: 1) question regarding access to two parcels due west of Snake River Parkway, 2) question regarding Whitewater Drive aligning with Pioneer, and 3) question regarding the small triangle-shaped parcel of land that the County retains.) Discussion of specific details ensued, no decisions were made. It was noted the vote was on annexation and not on the details of construction.

Discussion on Development Agreement between the District and Pioneer Front Properties ensued. The District has two years to complete a Development Agreement after the adoption of the donation agreement.

Mr. Lane noted last meeting he was invited to be a panelist for the Chamber's Leadership Class and reported that it was a great opportunity to educate on IFAD, the Event Center, and the District's progress.

Mr. Lane discussed Montana's CDC- New Market Tax Credits. Per CDC staff, it was noted the project has to be located in a low income census tract and the IFAD project is just outside the boundaries of the only such census tract in Idaho Falls. Similar to Urban Renewal District. Discussion ensued, no decisions were made.

B. Administrative Report: Ms. Weitzel had no report today.

C. Other Reports: Chairman Ozaki reported on a recent news article regarding the proposed Jackson Hole Junction commercial development to be located on Sunnyside between Teton Toyota and Interstate 15. Event Center access, road, and signal issues discussed. Ms. Ozaki suggested establishing a Pioneer Road Committee to include BMPO, ITD, City, County, Ball Ventures, IFAD, Matt Morgan of Morgan Construction, Stafford Smith with Smith Chevrolet, and Mario Hernandez of Teton Toyota, Frank VanderSloot of Melaleuca, and Park Price. No decisions were made.

VII. Calendar and Announcements.

A. Upcoming IFAD Meetings/Events: Next meeting is scheduled for July 8th at 7:30am. The Fourth of July festivities are scheduled and Memorial Drive will be closed on July 3rd. The Chamber is open and IFAD will also be open on Friday, July 3rd and off on Monday, July 6th. Annexation is tentatively scheduled for the July 23rd City Council meeting.

B. Announcements and Questions: Ms. Gazdik reported on the Redevelopment Agency Meeting announcement of a new 4-story hotel Spring Hill Suites South of the Marriott, access to which will come from Simplot Circle. Chairman Ozaki added that the Home 2 Suites located in Snake River Landing is set to open in August. Ms. Ozaki also noted an outdoor amphitheater is being built by private funds in Pocatello with seating up to 10,000 and an anticipated summer 2015 opening.

VIII. Public Comment: Time was made for public comment. None given.

IX. 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 8:12 am.