

**Board of Directors Business Meeting**

**Tuesday, November 23, 2021, 7:00 a.m.**

**Location: Idaho Falls Auditorium District Office/Zoom Videoconference**

[**https://us06web.zoom.us/j/81306955201**](https://us06web.zoom.us/j/81306955201)

**467 Constitution Way, Idaho Falls, Idaho 83402**

**Participants: Terri Gazdik (via Zoom), Rob Spear, Bob Nitschke (via Zoom), Mike Carpenter, Ron Warnecke (via Zoom), Mike Clements (via Zoom), Steve Vucovich, Alex Oritz, Bryan Laske, Mark Fuller, Ken Wheadon, Elaine Jones, Malone Bullock**

**Agenda**

1. **Action Item** - Call to Order 7:00 AM
2. **Action Item** – Accept Agenda – Carpenter moved to accept the agenda, Vucovich seconded. Motion passed.
3. **Action Item** - Accept the Consent Agenda
   1. Meeting Minutes – 11-9-21
   2. Review of Payables/Financials Payables of $13,287.42 was presented and approved. Vucovich moved to accept the consent agenda. Nitschke seconded. Motion passed.
4. **Discussion Item** –Public Comment (Any member of the public is welcome to take three minutes and share concerns or questions with the Board). There were no public comments.
5. **Action Item**- Approve 2022 IFAD Board of Director Meeting Dates. Spear presented the proposed meeting dates for 2022. Vucovich moved to accept the 2022 meeting dates. Carpenter seconded. Motion passed.
6. **Discussion Item –**Receive a construction update from Mike Clements of Bateman Hall and Ken Wheadon of CRSA and discuss construction timeline and impact on Pre-opening Services and Opening of the Event Center. Clements said with the structural pours that occurred yesterday 11-22-21, all of the panels are completely poured and ready for tilt up on 11-29-21. All tilt-up panels will be in place by 12-3-21. The iron workers are making great progress and the roofers will start the week of 12-6-21. They are starting to pour concrete curbs on the back of house roof for installation of the RTU’s. Clements said they will update the schedule on December 15th. Gazdik stated the Board meets on 12-14-21 and requested that Clements update the Board then. Clements agreed. Spear asked about the status of the bid packages for painting, AV, and temporary seating. Clements said the bid packages were sent out last week with a bid due date of December 9th. Clements thought that it is possible that he could brief the Board at its December 14, 2021, meeting.
7. **Discussion Item** – Presentation of color schemes and floor colorings for arena spaces from CRSA. Ken Wheadon and Elaine Jones presented the color schemes for various spaces in the event center. Jones presented the concrete color schemes for the first level (concourse, restrooms, locker rooms, convention space) along with other finishings. After much discussion, the Board agreed to move from three concrete floor colorings on the first floor to two concrete colors. One color for the concourse and another color at the entry ways. Clements thought there would be some savings by having only one color in the main concourse with another color at the entry ways. Clements said he would visit with Keller to determine the savings.

Elaine Jones then reviewed the home locker room finishings. Jones provided an example of the Mondo flooring that will be inside the locker room. Spear explained that the change order to have the entire home locker room floor covered with Mondo, instead of carpet, would be a cost increase of $1497.

Jones then showed the Board the carpet leading into the locker rooms. Wheadon explained that carpet-01 that was initially selected for the suites has already been ordered. However, carpet-05 for the offices has not been ordered and could be substituted for the current suite carpet-01. Carpet-01 could then be used for the office area. If this is the direction the Board wants to go, about 1500 sq. ft of carpet-01 would be leftover. The excess carpet-01 could be stored for future replacement needs or possibly sent back subject to a restocking fee. Spear asked Malone Bullock of Bateman-Hall to explain exactly want he needs. Bullock showed the areas in the event center where carpet-01 (7920 sq. ft.) and carpet-05 (6,480 sq. ft.) are scheduled to be installed. Wheadon said some of the excess in carpet-01 could be used in the some of the smaller suites. It is normal to have about 10% more carpet ordered than necessary for future replacement needs.

During the discussion Carpenter asked where the press box area is located. Wheadon said he will talk to Perkins Will and get clarification. Although there is no defined location, Spear said a broadcast could take place from the floor with camera platforms on the third level.

The Board was comfortable proceeding with swapping carpet-01 and carpet-05 locations and agreed the darker carpet (carpet-05) was more suitable for suites and locker room entry ways.

Jones then displayed the other color schemes; base molding, tiles in shower area, locker walnut wood finish, door colors. The Board had no changes.

Jones proceeded to provide the finishings involved in the conference space and restrooms. Jones provided samples of the walkup carpet, carpet inside the main banquet hall, wall paint color, base molding, chair rail molding, tile, and partition color. The Board asked if the base molding and chair rail molding could be the same color. Bullock said the base was already ordered. Jones said they would explore getting a chair rail color that more closely matches the base molding.

Jones then displayed the carpet, door colors, countertop colors, tile, seat fabric and wall paint for the second level that includes the concourse, office space, suites, and bar area. Jones displayed the coverings for behind the bar and in front of the bar but did not know what covering would be on top of the bar. Nitschke asked if CRSA could provide information on what would be on top of the bar. Jones agreed to provide that information.

Wheadon said the colors throughout the center are neutral enough to accommodate any color changes that may occur because of the hockey team colors. The only change on the second level was to replace carpet-01 with carpet-05.

Wheadon said he would send out a confirmation email summarizing today’s discussion to make sure all the Board’s concerns were addressed.

Carpenter wanted assurance that all the issues discussed would be resolved before the December 14, 2021, Board meeting. Wheadon assured Carpenter that everything discussed would be resolved.

**Report and Updates**

1. **Discussion Item** - Executive Director Report
   1. Fundraising/Cash Flow Update – Spear estimated that IFAD would end the year with a $1.7M fund balance and that future revenue projections did not include any additional TRT revenue or revenue from operations. Spear also informed the Board that Pacific Steel and Pacific Recycling signed a term sheet for a loge box. Fuller asked about the status of the CHC grant. Spear indicated IFAD was the recipient of a $125K grant from the CHC Foundation.
   2. State Tax Commission Reports – Spear said that the State Tax Commission finally deposited September receipts. Spear said in some months these are deposited before the 10th of the month and in other months deposits do not show up until after the 15th.
   3. Construction Update – None provided. Spear did brief the Board on a contract disparity between IFAD’s contract with Centennial Management and Centennial Management contract with the hockey team.
   4. Action Items
      1. CRSA to provide summary email of the finishings discussion
      2. Follow up with TEQLease on status of FF&E financing
2. **Discussion Item** - Legal Report. Fuller indicated the contract issue Spear described was not an IFAD issue because IFAD entered into the agreement well before Centennial entered into an agreement with the hockey club. Fuller said Centennial Management and the Hockey Club need to resolve the issue.

C**alendar and Announcements**

1. Upcoming IFAD Meeting – **Next Meeting on December 14, 2021**
2. **Discussion Item** - Announcements and Minor Questions
3. **Discussion Item** - Agenda Items for December 14, 2021, meeting
   1. Construction Schedule for the Event Center

Gazdik said a special meeting may need to be scheduled to review and approve the TEQLease contract before the 12-14-21 meeting and suggested a special meeting on 11-30-21.

Meeting adjourned 8:39 AM