

**Board of Directors Business Meeting**

**Tuesday, November 22, 2022, 7:00 a.m.**

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

[**https://us06web.zoom.us/j/87090447132**](https://us06web.zoom.us/j/87090447132)

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

**Participants:** Rob Spear, Terri Gazdik (via Zoom), Bob Nitschke, Steve Vucovich, Mike Carpenter, Ron Warnecke (via Zoom), Erik Hudson, Kevin Bruder (via Zoom), Angie Freer, Jennifer Bjornlie, Mike Clements (via Zoom), Ken Wheadon (via Zoom), Mark Fuller, Rebecca Casper (via Zoom), Chris Hall, Paul Henderson, Kevin Greene

**Agenda**

1. **Action Item** - Call to Order 7:00 AM
2. **Action Item** – Accept Agenda Warnecke moved to accept the agenda. Vucovich seconded. Motion passed.
3. **Action Item** - Accept the Consent Agenda
   1. Meeting Minutes – 11-8-22 Spear indicated there was correction to item VI and the last sentence was updated to state, “The filling of these positions will be dependent upon adequate revenues.”
   2. Review of Payables/Financials. A payables list totaling $157,522.47 was reviewed and approved. Nitschke questioned the pre-opening services costs to Mountain America. Spear said these were pre-opening expenses that were expensed from the Mountain America account instead of the Centennial Management account. Spear said the two largest expenses were for the trash compactor and jet ice (paint and ice logos). Spear also reviewed the details of the Centennial Management pre-opening expenses. Carpenter 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). Rebecca Casper addressed the Board and expressed how excited she was for the opening of the event center. Casper thanked current and past board members and Spear for delivering this event center to the community.
5. **Discussion Item –**Receive a construction update from Mike Clements of Bateman Hall and Ken Wheadon of CRSA. Clements addressed the board and said things are a little bumpy but three key things were happening today 11-22-22:
   * 1. The power to the facility will be shut down and emergency lighting tested.
     2. All the cooking hoods have an Ansul test scheduled today 11-22-22 by the fire department.
     3. Elevator inspector from the State is coming to inspect all three elevators today 11-22-22. They expect to have all three elevators inspected in one day.

Clement then summarized other activities:

1. The list of items with the city is getting smaller and smaller every day and said the Fire Marshall and Building Inspector are coming today 11-22-22 to check off a number of items.
2. Concessions 4 and 5 are still areas of concern but Clements said there is a chance those may be online for the grand opening.
3. There are still a half dozen pieces of glass missing throughout the facility.
4. There is an issue with the columns that support the roof structure. The last 20 feet of the columns were not fire proofed (the first 38 feet are fire proofed). This design team decision was based on their interpretation of the code that stated any vertical support column supporting a roof structure above 38 feet need not be fire proofed. Electing not to fireproof these columns was a value engineering item taken upon the recommendation of Perkins & Will that saved the project approximately $200K. The City is evaluating this issue based on the 2015 code that the project was submitted under and the 2015 code does not have any exceptions for not fireproofing support columns. However the 2018 code added a footnote that created an exception for these structural beams. Clements said that if Brian Tomsett, City of Idaho Falls Building Inspector, doesn’t allow for this exception Bateman Hall will need to find a way to fireproof the columns. Getting to the columns will be a challenge and will require a number of lifts to be on the ice. Clements said he had no records showing that Perkins & Will visited with the AHJ (Authority Having Jurisdiction) about this issue. If they had, this would have already been addressed.
5. Clements said there is a lot of carpet baseboard to install, and a lot of touchup painting to be done.

Gazdik asked what inspections were happening today. Clements said electrical, mechanical, fire and emergency lighting will be tested today, and these were necessary in order for events to be held next week. Clements said the City does not issue temporary certificates of occupancy and that all the inspections are necessary to get a certificate of occupancy.

Spear asked Wheadon if CRSA or Perkins & Will had any documentation that indicated the AHJ was contacted on fireproofing the vertical support columns. Wheadon said he has not been able to find that documentation and has been in contact with John Williams of Perkins & Will. Williams suggested that Tomsett be asked for a variance because of the interpretation that came out in 2018. Wheadon said he has not been able to find where the AHJ had been contacted and has been reviewing past emails of DeKold and Saxton. Fuller asked if CRSA has reached out to CRSA’s former employees for clarification. Wheadon said he has only been reviewing the past emails from former employees related to this project and indicated he has not been able to ascertain if the design team contacted the AHJ. Fuller asked Wheadon to report back to the Board.

Clements said there are several damaged panels on the north entryway that will be left up until new panels arrive.

Spear asked about the status of the windows. Clements said he was going to place painted plywood in the places where the windows are missing. Spear expressed concern with placing painted plywood in the ticket office area. Clements said he would work with the glass company for a solution.

1. **Discussion Item –** Centennial Management will discuss logistics for the 11-28-22 grand opening event. Hudson thanked Bateman Hall and the IFAD Board for their efforts to bring this facility online.Hudson explained the focus of the grand opening event is to communicate the world class amenities associated with the facility and to recognize the IFAD Board for its work. Hudson then reviewed the following details:
   * 1. The event is tentatively scheduled for outside but if the weather does not cooperate, the event will be held in the Blue Cross of Idaho Conference space.
     2. Map and areas for the public tour for people attending grand opening. Hudson said it is important to showcase the video and ribbon board and that the stage for Big & Rich will be set up.
     3. The conference room will be set up to show the functionality with a DJ and food samples.
     4. People will go through the Home Team locker room and through the back of house with photo opportunities with the Zamboni.
     5. Patrons will go up to Silver Star Sky Deck and will have the opportunity to purchase drinks.
     6. A video showcasing the construction process will be shown.
     7. Spudkings players will provide autographs.
     8. Hero Meat Snacks will provide snacks and those snacks will be included in a swag bag.
     9. Rob Spear, Executive Director of IFAD will serve as the master of ceremonies. Spear is tasked with keeping the ceremony running on time, introduce each speaker, and provide several notes about the completion of the project as well as appropriate gratitude for naming rights partners and current and former Board members.
     10. Sterling Nielsen, CEO of Mountain America Credit Union –will speak
     11. Cortney Liddiard, CEO of Ball Ventures – discuss BV’s role in this project
     12. Terri Gazdik, IFAD Board Chair – keynote speaker
     13. Mayor Casper who will present the building with the city proclamation
     14. Erik Hudson – speak on exciting first week of events, starting with the plan for today and being open to the public for tours.
     15. Spear transitions ceremony into Ribbon Cutting

Gazdik wanted to make sure previous board members would be recognized. Spear said he would do that as part of his introductions.

Hudson stated there will be media attending the event.

Spear suggested that the current board be the group that actually cuts the ribbon. Nitschke agreed to keep it simple.

Hudson said suite/loge holders will be invited to the facility on Friday 11-25-22 to see the suites and loges.

1. **Discussion Item –** Discuss IFAD Board meeting schedule for 2023. Spear presented a tentative calendar for 2023. Spear suggested that it may not be necessary to schedule bimonthly board meetings in the future. Spear suggested maybe bimonthly board meetings for the first few months of operations and then moving to monthly meetings. Carpenter said that makes sense and thought bimonthly meetings should last at least through March.

Fuller suggested keeping the same meeting schedule that has been in existence for a decade because the Board still has some work to complete. For example, a community standard document needs to be developed.

Gazdik suggested adopting this meeting schedule at the next board meeting.

Nitschke asked if there were statutory requirements for board meetings. Spear said there are not any formal requirements. Nitschke asked if the time of the meeting could be moved later than the current 7 AM schedule. Gazdik said the time was set to accommodate work schedules and suggested moving forward the schedule can be fluid but wanted to keep the 7 AM time.

**Report and Updates**

1. **Discussion Item –** Update from Erik Hudson and Kevin Bruder on Hero Arena at the Mountain America Center operations and pre-opening activity. Hudson briefed the board on the following:
   1. A classic rock show will be announced on December 2, 2022
   2. Sporting events will be announced in December
   3. Ice has been installed with a skateable sheet of ice by 11-23-22
   4. The operating team is working on systems training
   5. FF&E items (forklift, pallet jack, etc.) continue to arrive
   6. Ice floor covering will be installed on 11-25-22
   7. Stage installed on 11-25-22
   8. Stage will arrive on 11-23-22
   9. Dasher board conversion will be efficient

Fuller asked about logos. Hudson said logos will be placed annually. However, a logo could be added during the year.

Spear asked about the videos for customer education. Hudson said these are done and will be played on a loop during the grand opening. Salsbery said these will also be linked to the website.

Carpenter asked about access to the building during off-hours. Hudson said the building will be locked during off-hours. Vucovich asked how board members will access the building for board meetings. Hudson said entry 2 (northeast entryway) will be open.

1. **Discussion Item** – Update from Kevin Greene on Spudkings Hockey.
2. Greene said his team has been extremely busy answering season ticket holder phone calls
3. Hockey group will relocate to arena on 11-25-22 and has a new phone number 208 497-0330
4. Greene said he meets every Monday with other owners and the big push is to move up a league to the tier 2 National Collegiate Development Conference (NCDC) for next year. This will be a big upgrade in talent level and Greene expects players at this level will eventually play D1 hockey or professional hockey.
5. Carpenter asked about the impact the Mountain America Center will have on recruitment. Greene expects it will be tremendous and they will focus on getting college hockey recruiters to the venue next year.
6. Henderson said they continue to be in full sales mode especially selling the Mountain View Hospital section to groups and IPTV packages.
7. Game program advertising is underway. All dasher boards are sold.
8. 57 IPTV packages have been sold. Most are the silver package (30) at $1400, and the rest are split between the gold package $2800 and premium package $6600. Greene said they will push IPTV sales over the next month. Nitschke asked what does this mean, how long is the advertising? Green said IPTV advertising will be done by 6-8 second rotations. Greene said an advertiser must buy the premium package to be on the video and ribbon board. Spear said the budget presented by Centennial projects $250K in advertising revenue and it appears about $120K has been sold for the building and wanted to know how the projected advertising budget would be met. Hudson said there is some grant funding coming. Spear stated he wanted the board to understand that $90K of the $250K budget was one-time funding due to the grant and asked in future years how the $90K would be recovered. Greene said, if necessary, he could raise the prices, but right now, because the IPTV concept is so new, it is important to not overprice.
9. Hall said that once the IPTV concept is shown during the first few events, companies will become more comfortable with the concept. Hall said merchandise sales continue to be strong. Hall said they have sold merchandise in 39 states. Social media continues to grow. Hall estimates they have about 75% of the social media engagement of the Chukars and the SpudKings brand is only four months old. Hall said the primary Spudkings logo is selling the best. Nitschke asked about numbers of merchandise sold. Hall said they have sold 70 replica jerseys.
10. Greene said Marty Quarters will be the coach for the remainder of the season and the team continues to recruit players to increase competitiveness.
11. **Discussion Item** - Executive Director Report
    1. Fundraising/Cash Flow Update – No update
    2. State Tax Commission Reports – No update
    3. IFAD Naming Plaque – Spear presented a proposed design and wording for a bronze plaque. The price can range from $500 to $3000. The Board was comfortable with the proposed design and encouraged Spear to move forward. Gazdik suggested Fuller be included on the plaque.
    4. Construction Update – Spear said pavers are being installed and seat plaques will be installed this week. Spear said he is trying to obtain as-builts from Systems Tech in order to aid Silver Star in its installation. There was a brief discussion on Board parking spaces because at this time there are none. Fuller reminded the Board that a suite intended for Board members was donated back to the facility and said reserved spots should be considered.
    5. IFAD Foundation – Spear suggested moving this to the next meetings agenda to discuss possible board members.
    6. Action Items
12. **Discussion Item** - Legal Report – Fuller discussed the Local Taxing District Election Information Form that must be filed with the Bonneville County Elections Office. By the end of November they need to determine who will be on the election ballots. Fuller said two board members are up for reelection this year, Nitschke and Vucovich. Fuller said candidates are elected on a District wide basis, everyone votes for every candidate.
13. **Board Tour of Event Center –** Board members Vucovich, Nitschke, Carpenter and attorney Fuller toured the event center.

**Calendar and Announcements**

1. Upcoming IFAD Meeting – **Next Meeting on December 13, 2022**
2. **Discussion Item** - Announcements and Minor Questions
3. **Discussion Item** - Agenda Items for December 13, 2022, meeting.
   1. Board Parking
   2. Opening event reports
   3. IFAD Foundation

Posted on or before 7:00 a.m. on November 20, 2022