

IDAHO STATE BUILDING AUTHORITY
MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF COMMISSIONERS

DATE: April 11, 2018

LOCATION: INL Meeting Center
775 University Blvd.
Idaho Falls, Idaho

Commissioners Present

V.L. "Bud" Tracy, Chairman
James Hammond, Vice Chairman (via telephone)
John Ewing
Greg Schade
Shelly Enderud
Candice Allphin
Tim Anderson

Others Present

Wayne Meuleman, Executive Director
Sherrie Ewing

1. Call To Order

Chairman Tracy called the meeting to order.

2. Review ISBA FY2019 Administrative Budget

Wayne Meuleman presented the proposed FY2019 Administrative Budget for consideration. He explained increases in the Uses of Funds of approximately \$82,000 over the FY2018 Budget, including audit expenses, general liability insurance and trustee fees mostly attributable to the addition of the 2017A/B Bonds and purchase of the Chinden State Office campus in December 2017. The Additional Rent of \$405,700.00 will be apportioned among the active projects as provided by the various Facilities Leases for those projects.

MOTION TO APPROVE:

Following discussion, Commissioner Hammond moved to adopt the FY2019 Administrative Budget as presented. Commissioner Allphin seconded the motion and, upon vote, the motion was unanimously adopted. Attached is a copy of the FY2019 Administrative Budget as adopted.

3. Review of Resolution 2018-004

Mr. Meuleman then presented proposed Resolution 2018-004 relating to the proposed new skilled nursing facility project for the Department of Health and Welfare (DHW). As previously reported, Senate Concurrent Resolution No.140 was adopted at the recent Legislative session authorizing DHW to enter into agreements with the Authority to provide for the development and financing of a new skilled nursing facility at the State Hospital South complex in Blackfoot, Idaho.

Mr. Meuleman explained that a preliminary study of the new facility was conducted in 2016 and reported to DHW in February 2017. The costs estimated by DHW for the facility totals approximately \$35,000,000. It is expected that the entire cost will be financed through the Authority. In order to prepare for bond financing, it will be necessary to incur certain costs to obtain preliminary design, construction cost estimates, site analysis and similar information to determine the size and structure of the financing. Similar to prior projects, Mr. Meuleman recommended authorization for the Authority to advance up to \$250,000 to cover costs to be incurred prior to issuing bonds to be reimbursed to the Authority from bond proceeds. Resolution No 2018-004 provides that authorization, if adopted.

MOTION TO APPROVE:

Following discussion, Commissioner Enderud moved to approve Resolution No. 2018-004. Commissioner Allphin seconded the motion and, upon vote, the motion was unanimously approved.

4. Ada County Highway District Property Purchase and Easement

Mr. Meuleman then presented draft agreements proposed by the Ada County Highway District (ACHD) to purchase approximately 6400 square feet of the Chinden State Office campus property together with a right-of-way easement of approximately 5400 square feet and temporary construction easement extending along Cloverdale Road for a price of \$27,698.40. ACHD will be expanding and improving Cloverdale Road which should also benefit the Chinden State Office campus access. Mr. Meuleman reported that the proposal and purchase price has been reviewed and approved by Department of Administration and further noted that the specific agreement terms will be modified to assure that ACHD will fully restore the property.

MOTION TO APPROVE:

Commissioner Schade moved to approve the proposed sale of the property and easements to ACHD subject to appropriate modifications to the agreements and deed. Commissioner Allphin seconded the motion and, upon vote, the motion was unanimously adopted.

5. Minutes of March 8, 2018 Meeting

Chairman Tracy requested consideration of the meeting minutes.

MOTION TO APPROVE:

Commissioner Hammond moved to approve the meeting minutes as presented. Commissioner Allphin seconded the motion and, upon vote, the motion was unanimously adopted.

6. Election of Chair and Vice Chair.

Motion to Re-Elect Officers.

Commissioner Enderud moved to re-elect Chairman Tracy and Vice Chairman Hammond. Motion was seconded by Commissioner Allphin and, upon vote, was unanimously adopted.

7. Other Business

Mr. Meuleman discussed whether there is interest in creating a website for the Authority indicating the cost may be approximately \$10,000 plus the ongoing costs to maintain the site. Following discussion, Mr. Meuleman stated that he would obtain additional information regarding the nature of a proposed website and obtain specific proposals from website developers, and report to the Board before proceeding.

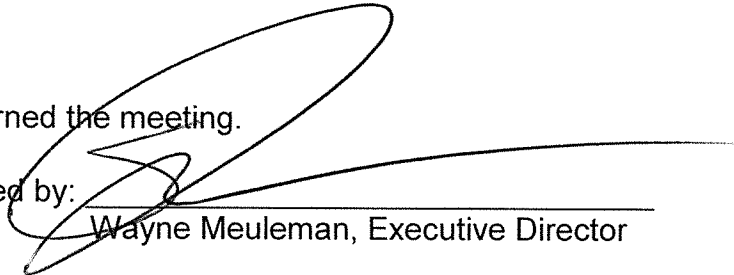
Commissioner Allphin expressed appreciation for Mr. Meuleman's work on the SBOE/INL project.

There was no other business.

ADJOURNMENT:

At 1:20 a.m. Chairman Tracy adjourned the meeting.

Submitted by:


Wayne Meuleman, Executive Director

Approved by:


V.L. Bud Tracy, Chairman