



**Lava Hot Springs Foundation's
January 22, 2021
Board of Director's
Meeting Minutes**

The Board of Directors of the Lava Hot Springs Foundation of the State of Idaho met on Friday January 22, 2021 at the World Famous Hot Springs Administrative Office 430 E. Main Street in Lava Hot Springs Idaho.

Mission Statement

To ensure that the public has access to healthful, clean, and inviting facilities for recreation and healing purposes.

Present: In attendance Vice Chair Jeff Hough, Board Members; Cameron Salt, Robert Poleki, Ronald Johnson. Executive Director Devanee Morrison and Management Assistant Bridget Losee. Guests: Mark Patterson-4 Falls Tube lease, Randy Benglan-Portneuf Tube Lease, Vickie and Mike Hansen-PITA Concession Lease, Suwannasri Wnukowski (Nang)- Riverwalk Restaurant Lease.

Ronald Johnson made a motion to approve the January 22, 2021 meeting agenda, Cameron Salt seconded the motion. The motion carried.

Welcome and Introductions

Vice Chair Jeff Hough called the meeting to order and welcomed all in attendance. Introductions were made by all in attendance.

October 30, 2020 Minutes

The October 30, 2020 meeting minutes were emailed to all Board Members for review; Ronald Johnson made a motion to approve the October 30, 2020 meeting minutes, Cameron Salt seconded the motion. The motion carried.

Randy Benglan Presentation

Portneuf Rapids Tube Rental owner Randy Benglan gave a presentation asking for a three year land lease. The Portneuf Rapids Tube Rental Lease expires in May 2021. He has leased the property since 2006 and would like to continue the lease with the State Foundation.

Proposed Rent: Year 1 \$3,600.00
Year 2 \$4,500.00
Year 3 \$5,400.00

Executive Director Devanee Morrison mentioned that the Foundation is working with ITD (Idaho Transportation Department) to relocate the entrance road into Lava Hot Springs. The road would go through the leased property of the Portneuf Rapids Tube Rental.

The Portneuf Rapids Tube Rental Lease could be a year-to-year lease until the roadway is approved and construction begins on the roadway. Add verbiage in lease revision about a 30 day notice for termination. Conduct a review on revision of the Lease agreement.

Jeff Hough made a motion to approve a revision of the current lease to a one year lease and to contact the Attorney General Office for legal advice on the revision. Cameron Salt seconded the motion. The motion carried.

Property Land Lease discussion

A property land lease master plan needs to be in place for all State Foundation leased properties. Growth in Lava Hot Springs has drawn interest in leasing State property. In the past a lessee contacts the Foundation and then a lease is created with the Foundation by the Attorney General's Office. The lease process has been backwards. The Foundation needs to identify properties for lease and then put out for bid.

Property Leases:

- Riverwalk Thai Restaurant
- 4 Falls Tube Rental
- Hot Springs Village Condos
- KOA/EdgeWater Campgrounds
- Community Building
- PITA Concession
- Hydro Plant
- Lava Lockers

What is the Foundation's vision for the properties?

- Figure out a year to year plan of what the Foundation can handle with funding available.
- Contact an architectural design engineer to create a master plan, short and long term plans.
- Land Lease committee to discuss the land leases and bring back information to the Board of Directors for review-approval.

Prioritized Master Plan for State Foundation projects:

1. 3-Tier Parking Structure
2. Olympic Swimming Complex Amenities(flowriders, Aqua Zip'n)
3. Demolish Administrative Building (new hot pool in this area)
4. New Administrative Building(Garden Park area) Customers would pay and then walk through the Sunken Garden to hot pools.
5. Convention center-Hotel
6. Parking at Olympic Swimming Complex
7. Island in the middle of hot pool to accommodate more customers
8. New Swimming Pool on the West end of Olympic Swimming Complex property.
9. Visitors center-gift shop.
- 10 Hotel on Hot Springs Village Condo's property. Hot Springs Village Condo's-99 year lease.

Long Term Plan

0-2 years-Parking Structure-visitors center
3-4 years-Motel-Hot Springs Village Condos
5-6 years-Convention Center-Hotel-Senior Center
New Admin Building
New Hot Pool
New Swimming pool

Financial Report

Attendance Report: The facilities have had record attendance September-December 2020 even through the Covid-19 pandemic: The Governor's Office has called Devanee Morrison a couple times about complaints that he has received from customers. Devanee explained that the facilities are non-essential and customers enter at their own risk. The weekends have been extremely busy.

Cash Position Report

Fund 0410-03 Operating	\$2,236,737.79
Fund 0410-04 Capital Outlay	<u>\$3,001,735.26</u>
Total	\$5,238,473.05

Fund Transfers-Devanee Morrison will contact DFM for information-processes of fund transfers.

3-Tier Parking Structure Discussion

The Board of Director's discussed funding of the 3-Tier Parking Structure. The Foundation has approximately three million earmarked for the parking structure. It was mentioned that SEICOG and/or State Building Authority could be a source of funding-loan. The project will cost approximately ten million.

Rob Poleki mentioned contacting some public/private partnership companies that build parking structures to see if they would be interested in building the parking structure and leasing the property.

The Board of Directors asked Executive Director Devanee Morrison to research companies that build parking structures and to reach out to see if they will come to a Board of Directors meeting to give input on building a parking structure in Lava Hot Springs. They can then give us their comments on the success of a project of this scale. It was suggested that vouchers(ROA) could be used for parking in the parking garage.

City Parking Issue

Parking is an issue throughout the City of Lava Hot Springs. It was suggested to hire an engineer to help layout a short term parking plan. Large Motorhomes and Semi Trucks take up 1-3 spaces and need to have another parking location with larger spaces.

Short Term:

- Have employee(s) park vehicles in designated spots on the Triangle Park by Olympic Swimming Complex.
- Demolish the Tumbling Waters Motel and put parking spaces in that area.

Long Term:

- 3 Tier parking structure-top level recreation: basketball court/ice skating rink.
- Relocation of the entrance road into Lava through the triangle park.
- Large Vehicle Parking-State Land on Blazer Highway.

City of Lava Hot Springs presentation:

- Parking structure.
- Engineer to help layout plan.
- Implement one or two hours parking on Main Street.
- City and State partnership with parking issues.
- Locals should have a say in the process.
- Businesses provide parking for their customers.
- Strength of Lava is the ability to walk throughout town.
- Incentivize people to park in the parking structure and walk to the businesses.

Jeff Hough, Cameron Salt and Devanee Morrison volunteered to present the Foundation's short term parking plan to the Lava Hot Springs City Council.

Jeff Hough made a motion to authorize Executive Director Devanee Morrison spending authority to hire an engineer for a parking architectural design to present to the City of Lava for short term parking and get their input. Rob Poleki seconded the motion. The motion carried.

Director Report

Legislative House Bill-Department of Financial Management Representative will let Devanee know if a concurrent budget for the Foundation is approved by Legislature. DFM (Division of Financial Management) administrator will present the continuous appropriation bill for the Lava Hot Springs Foundation.

- East/West Park Restroom Building project is close to completion. The plumbing design has had some issues. Hoping to open up for Fire and Ice event. It has already had graffiti on the building.
- Tumbling Waters Motel-demolition bid is currently being redesigned then will be sent out to bid. Tumbling Waters Motel Demolition project cost \$500,000.00
DPW (Department of Public Works) is doing a full redesign of the Tumbling Water Motel and the project will be put off until Fall 2021. Asbestos has already been removed from the building. There could be some soft spots in the ground which will need gravel and a buildup of the area.
- ITD (Idaho Transportation Department) The rock wall at the Hot Springs facility is being repaired after a big rock fell down into the pool area. The bid has been put out to contractors. The new wall will have netting and shotcrete.
- Purchasing five new diving boards for the Olympic Swimming pools.
- New diving board wells and ladders are being installed in the Indoor Aquatic Center.
- The Foundation hired a new Maintenance and Operations Supervisor Robert Fred Richards.
- Speed Slides are scheduled for gel coating to be completed this spring.
- Fiber internet-Devanee signed a contract with Direct Communications to have fiber internet installed at the facilities. We don't have a date for installation as of yet.
- Fidelity/Card Knox is the new credit card merchant services company that will be processing the credit card fees for the Foundation. Verizon internet was been extremely slow.
- The Aqua Zip'n will be installed for the summer season.

Ted Stamos-All Day Pass concerns

October 30, 2020 Board of Directors meeting- Ted Stamos presented his concerns about not having an all-day pass at the Hot Springs to the Board of Directors. A decision was tabled until next Board Meeting.

Jeff Hough made a motion to leave the Foundation's Rate Structure as is with no all-day pass at the Hot Springs. Ronald Johnson seconded the motion. The motion carried.

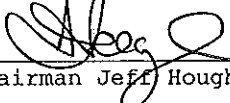
Officer Election

Vice Chair Jeff Hough opened the floor for officer nominations.

- Ronald Johnson made a motion to nominate Jeff Hough as Chair, Rob Poleki seconded the motion. The motion carried.
- Rob Poleki made a motion to nominate Ronald Johnson as Vice chair, Cameron Salt seconded the motion. The motion carried.

Adjourn

Ronald Johnson made a motion to adjourn the meeting, Cameron Salt seconded the motion. The meeting was adjourned at 12:14pm.


Chairman Jeff Hough

4-28-21
Date

 4-28-21
Executive Director Devanee Morrison Date

Minutes by:
Bridget Losee-Management Assistant
Lava Hot Springs Foundation