



Board of Directors

Kristin Muchow, Jim C. Walker, Jody B. Olson, Chase Erkins, Tiam Rastegar

PUBLIC NOTICE

NOTICE OF REGULAR BOARD MEETING GREATER BOISE AUDITORIUM DISTRICT

Tuesday June 20, 2023

2:00pm MDT

Boise Centre West – Room 200

Board and Public Zoom Meeting

**Join Zoom Meeting: [https://zoom.us/
j/3192905355](https://zoom.us/j/3192905355) Meeting ID: 319 290 5355**

or

Dial by Phone: 1 253 215 8782 US

Meeting ID: 319 290 5355



Board of Directors
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AGENDA

<ul style="list-style-type: none"> I. Call to Order II. Swearing in Kristin Muchow and Tiam Rastegar -Jody Olson, Vice Chair III. Roll Call IV. Election and Removal of Officers. At the first meeting after each biennial election of Directors, the Board shall elect the Chair, the Vice-Chair, the Secretary, and the Treasurer. Officers will serve two-year terms. Ref Idaho Code§ 67-4909 V. Changes or Additions to the Agenda VI. Agenda: <ul style="list-style-type: none"> A. Chairman's Remarks - Kristin Muchow B. Approval of Minutes - <ul style="list-style-type: none"> i. Regular Minutes, May 16, 2023 C. Monthly Activity and Financial Report - Pat Rice, Anne Marie Downen 	<ul style="list-style-type: none"> Action Item Action Item Action Item Action Item Action Item Discussion Item Action Item Action Item
<ul style="list-style-type: none"> VII. Other Business: <ul style="list-style-type: none"> A. Worker's Compensation Update - Brandon Doty B. Idaho Competitive Aquatics - Ryan Stratton; Nick Gaggiano C. Venue Management School - Stacie Lisby & Shira Hotvedt D. The Role of Public Buildings in Idaho - Mike Stoddard VIII. Adjournment 	<ul style="list-style-type: none"> Discussion Item Discussion Item Discussion Item Discussion Item Action Item



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boise | centre

THE DISTRICT
GREATER BOISE AUDITORIUM DISTRICT



EXECUTIVE DIRECTOR REPORT
MAY 2023

ACTIVITIES

- Process continues finding a new Assistant Executive Director
- Several plumbing and mechanical projects completed in May
- Shira Hotvedt received the 2023 Community Leadership Award for Distinguished Alumni from Leadership Boise
- Budget process begins in July
- Presidents Cup and Far West Regional Soccer filling local hotels for two weeks in June



CellCore Biosciences
ECO Conference

May 17 – 20, 2023





Eco Conference

Attendees: 940

Total Hotel Room Nights: 910



GOALS

Fiscal Management: Boise Centre Subsidy

in 000's	Actual-YTD	Goal-FYE	%	Remaining
Controllable (P&L and CapX)	\$ 1,440	\$ 6,856	21%	\$ 5,415
Fixed (Fees)	\$ 170	\$ 364	47%	\$ 194
Fixed (Lease Payments)	\$ 796	\$ 1,724	46%	\$ 927
Total	\$ 2,407	\$ 8,944	27%	\$ 6,537

Cash Position – Governmental Fund

Dollars (in 000's)	Actual	Budget FYE	Variance		
Cash	\$ 22,674	\$ 16,685	\$ 5,989	Priorities	
Restricted Funds	\$ (250)	\$ (250)		*Health & Safety of guests/employees	
Stabilization Fund	\$ (6,000)	\$ (6,000)		*Economic Impact	
Aquatics Facility Commitment	\$ (1,426)	\$ (2,889)		*Reputation	
Additional Capital Needs*	\$ (10,000)			*Subsidy	
Cash to Invest	\$ 4,997	\$ 7,546			

*Ceiling project

“Cash” is the current amount on hand. Budget FYE “Cash to Invest” is the forecasted amount at the end of the fiscal year based on budget.

*With aging of the Boise Centre East, projected capital needs have increased over the amounts in the stabilization fund and are reflected here. Boise Centre West ceiling for \$4 million was added in February 2022.

Facility Utilization

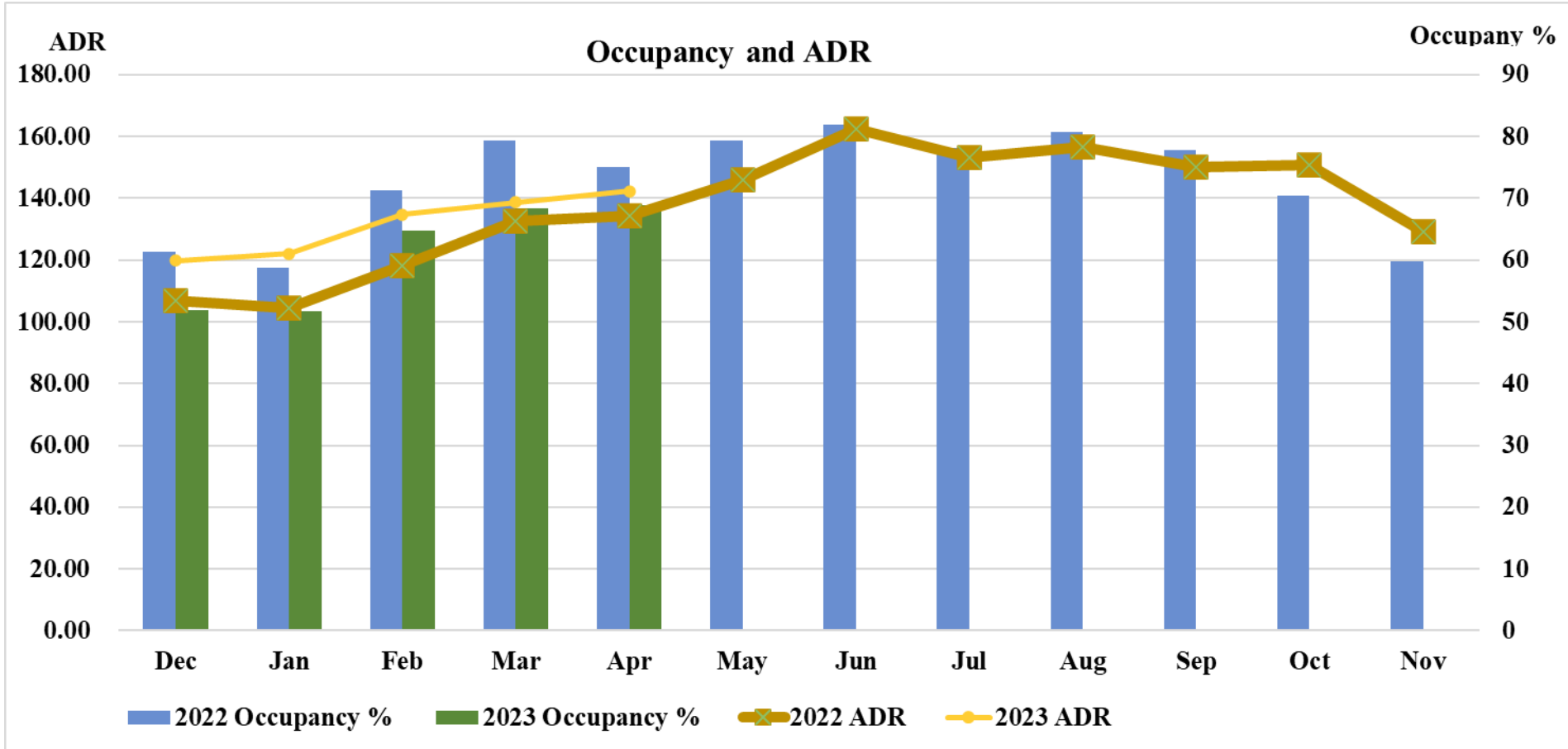
	Actual-YTD	Goal-FYE	%	Forecast	Variance To Goal
Number of Events					
Events: Local	111	160	69%	173	13
Events: Convention	29	60	48%	72	12
Events: Total	140	220	64%	245	25
Event Days					
Events: Days	146	420	35%	439	19

Economic Impact

	Actual-YTD	Goal-FYE*	%	Forecast	Variance to Goal
Dollars (in 000's)	\$ 15,541	\$ 27,000	58%	\$ 33,091	\$ 6,091
Attendance by Locality					
Attendance: Out of Town	19,809	30,000	66%	39,785	9,785
Attendance: Local	61,815	145,000	43%	136,209	(8,791)
Attendance: Total	81,624	175,000	47%	175,994	994

Hotel Statistics* – Occupancy and ADR

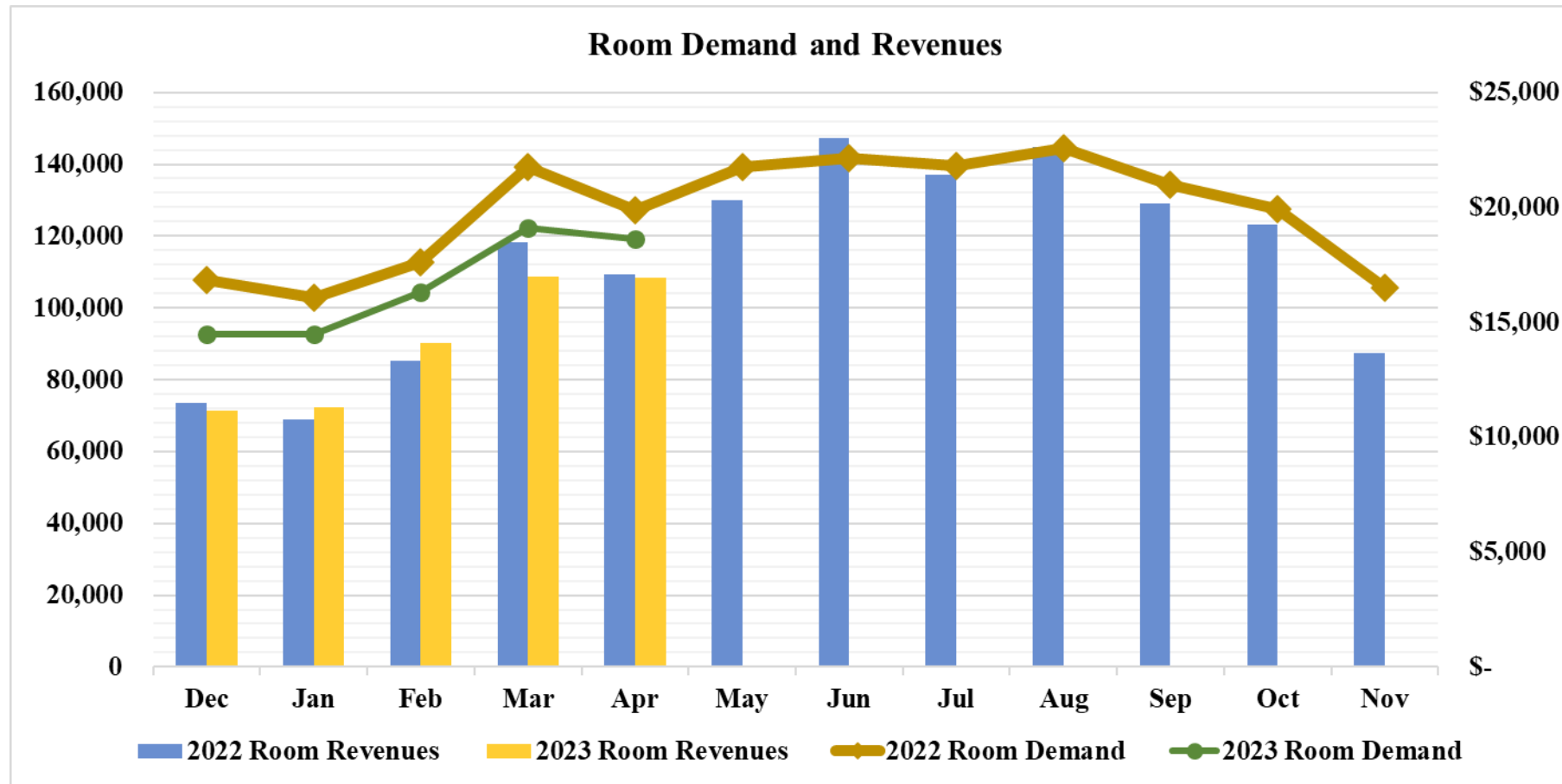
Market Core



*Source: STR

Hotel Statistics - Room Demand and Revenues

Market Core



Boise Centre Convention Pipeline & Monthly Highlights

Convention Pipeline

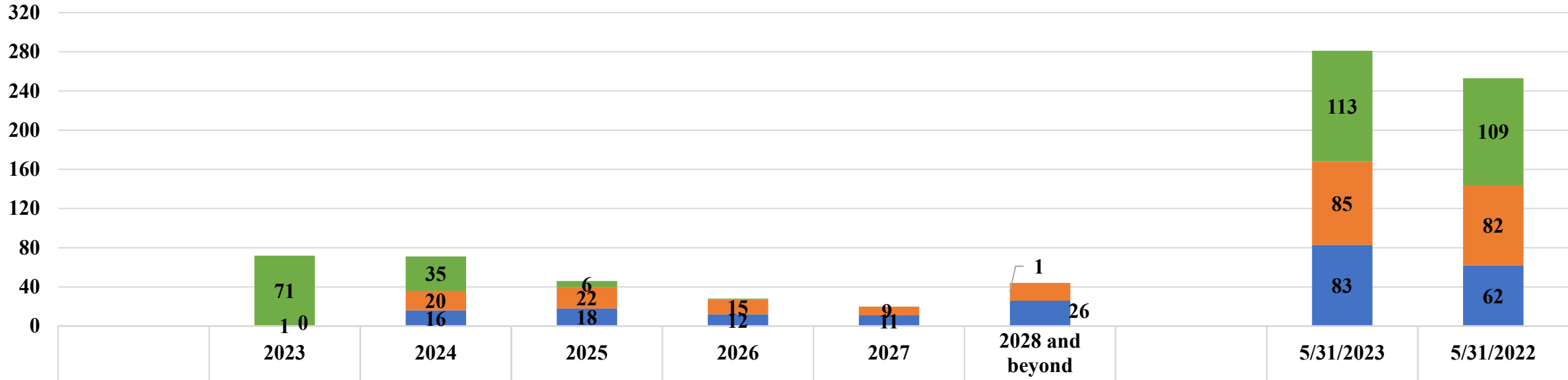
Convention Contracts Confirmed in YTD: 42

Goal: 60 / 70% of Goal



28

- May Highlights:
 - CellCore Biosciences becomes the highest revenue generating event for Boise Centre; taking place May 18-20, 2023, the program generated nearly \$282K (of which \$150K was AV related; about \$94K F&B related)
 - Idaho Division of Career and Technical Education confirmed for August 2024; estimated 800 room nights, \$106K revenue, \$506K EI
 - Boise Centre and Visit Boise explore future in-market industry events to host; positive meeting with Meetings Today Live West about bringing program to Boise; next open year is 2024. Also evaluating several other events.



	2023	2024	2025	2026	2027	2028 and beyond	5/31/2023	5/31/2022
Total	72	71	46	28	20	44	281	253
Confirmed	71	35	6	1	0	0	113	109
Tentative	1	20	22	15	9	18	85	82
Tracking	0	16	18	12	11	26	83	62

2

Next Meeting

REGULAR BOARD MEETING

🕒 Tuesday, May 16, 2023 at 2:00 pm MDT

📍 Boise Centre West, Room 200
850 W Front St, Boise, ID 83702

[AGENDA](#)

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Future Meetings

Regular Board Meeting

🕒 Tuesday, June 20, 2023 at 2:00 pm MDT

Regular Board Meeting

🕒 Tuesday, July 18, 2023 at 2:00 pm MDT

Regular Board Meeting

🕒 Thursday, August 17, 2023 at 2:00 pm MDT

Regular Board Meeting

🕒 Tuesday, September 26, 2023 at 2:00 pm MDT

Regular Board Meeting

🕒 Tuesday, October 24, 2023 at 3:00 pm MDT

Regular Board Meeting

🕒 Thursday, November 16, 2023 at 2:00 pm MST

Regular Board Meeting

🕒 Tuesday, December 19, 2023 at 2:00 pm MST

3

Past Meetings

May 5, 2023

Special Board Meeting

📄 [Agenda and Board Packet](#)

🎥 [Watch Video](#)

May 5, 2023

Special Board Meeting

📄 [Agenda and Board Packet](#)

🎥 [Watch Video](#)

April 19, 2023

Regular Board Meeting

📄 [Agenda and Board Packet](#)

🎥 [Watch Video](#)

March 16, 2023

Regular Board Meeting

📄 [Meeting Minutes](#)

📄 [Agenda and Board Packet](#)

🎥 [Watch Video](#)

FINANCIAL REPORT

Centre revenue was down as dark the last 6 days; first month below 2019 since June 2022

District cash/investments increased \$343K due to no construction draw in April. April amount due is \$959K

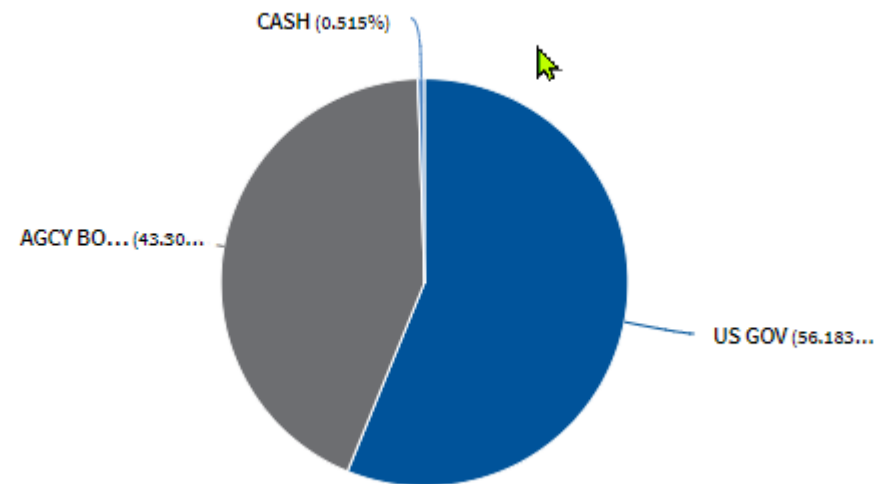
Operating transfers for Centre were \$500K; Aquatics \$0

Labor productivity process improvement under way

Questica budget implementation ongoing

Investments Jan 1- May 31

- ▶ **Value if held to maturity** **\$21.4 Million**
- ▶ **Unrealized gain (loss)** **(\$0.3 Million)**
- ▶ **Prior Quarter** **5.103%**
 - ▶ 50% is due to market gains
- ▶ **Year to Date Yield (Annualized)** **3.52%**
 - ▶ **Unrealized Gain May \$78K Income Yield is 2.70%**
- ▶ **Benchmark (ICE BofA0-3 year USTreasury Index)** **3.693%**
- ▶ **Effective Maturity** **1.269 years**
- ▶ **Purchases in May** **\$0**
- ▶ **Sales in May** **\$0**



*Combined Revenue and Expense**

(000's)

Lodging tax revenues and cash continue to support the Boise Centre and Aquatics, while the District and Boise Centre continue to perform better than budget.

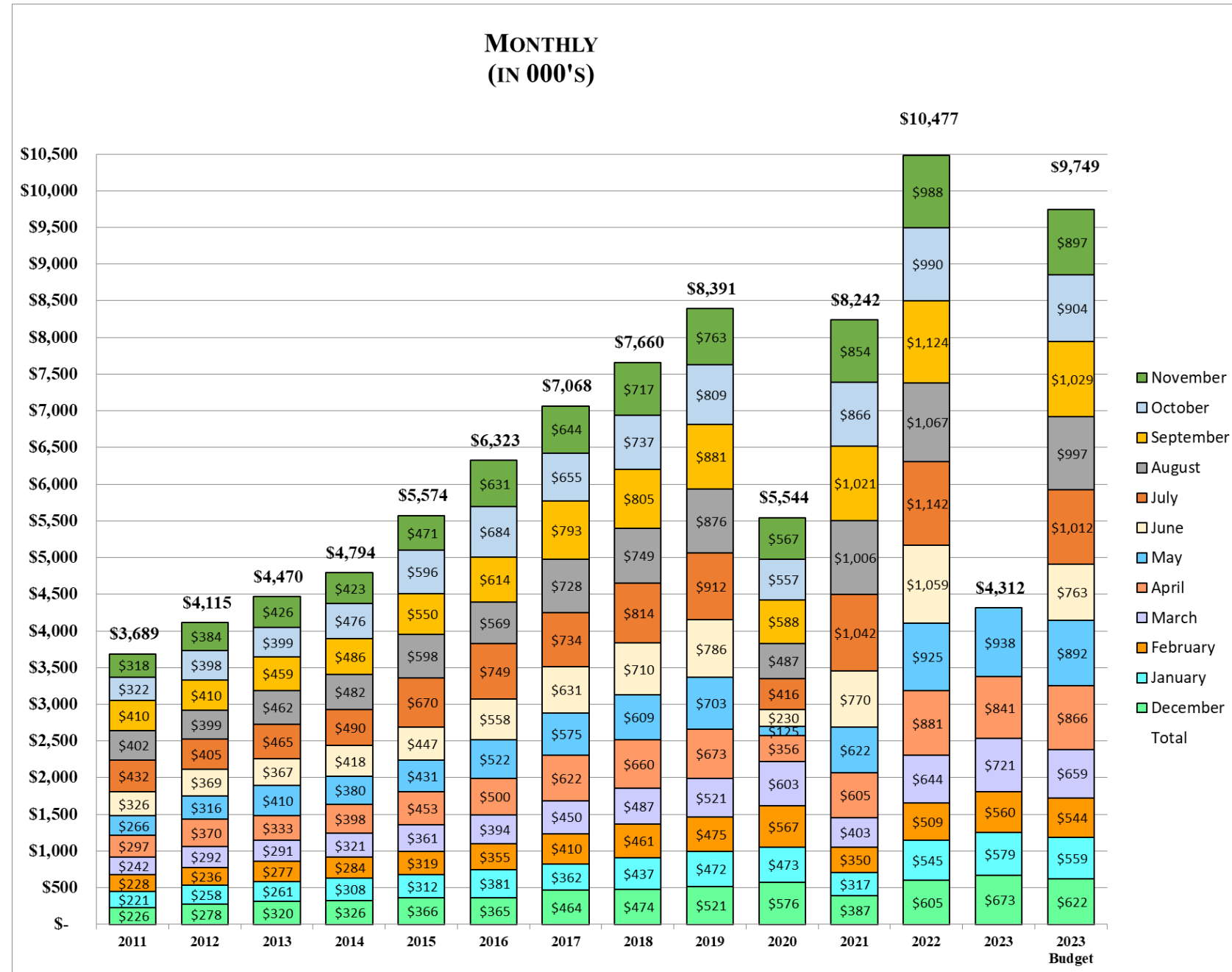
	Boise Centre	District	Aquatics	Combined	Combined	Year over Year
Year to Date	5/31/2023			5/31/2022	2023-2022	
Revenues	\$ 5,104	\$ 4,652	\$ 47	\$ 9,802	\$ 7,864	\$ 1,938
Expenses	\$ 8,345	\$ 107	\$ 6	\$ 8,458	\$ 7,267	\$ 1,191
Revenues>Expenses	\$ (3,241)	\$ 4,544	\$ 41	\$ 1,344	\$ 597	\$ 747
Budget	\$ (4,417)	\$ 3,824	\$ 170	\$ (424)		
Variance	\$ 1,176	\$ 721	\$ (129)	\$ 1,768		

Above totals may not equal due to rounding.

**Expenses include \$1.3 million in depreciation, amortization and interest (\$0.3 million per month)*

Financial Highlights - District

- ▶ Record Lodging Tax Revenues < prior year by \$40K and < budget by \$25K for month; \$122K > budget YTD
- ▶ Expenses \$167K under budget due to timing
- ▶ Transfers underbudget for Centre



Trends – Boise Centre

Highest operating revenue months (same period/prior years) in past 11 of 12 months: June through April (see italics)

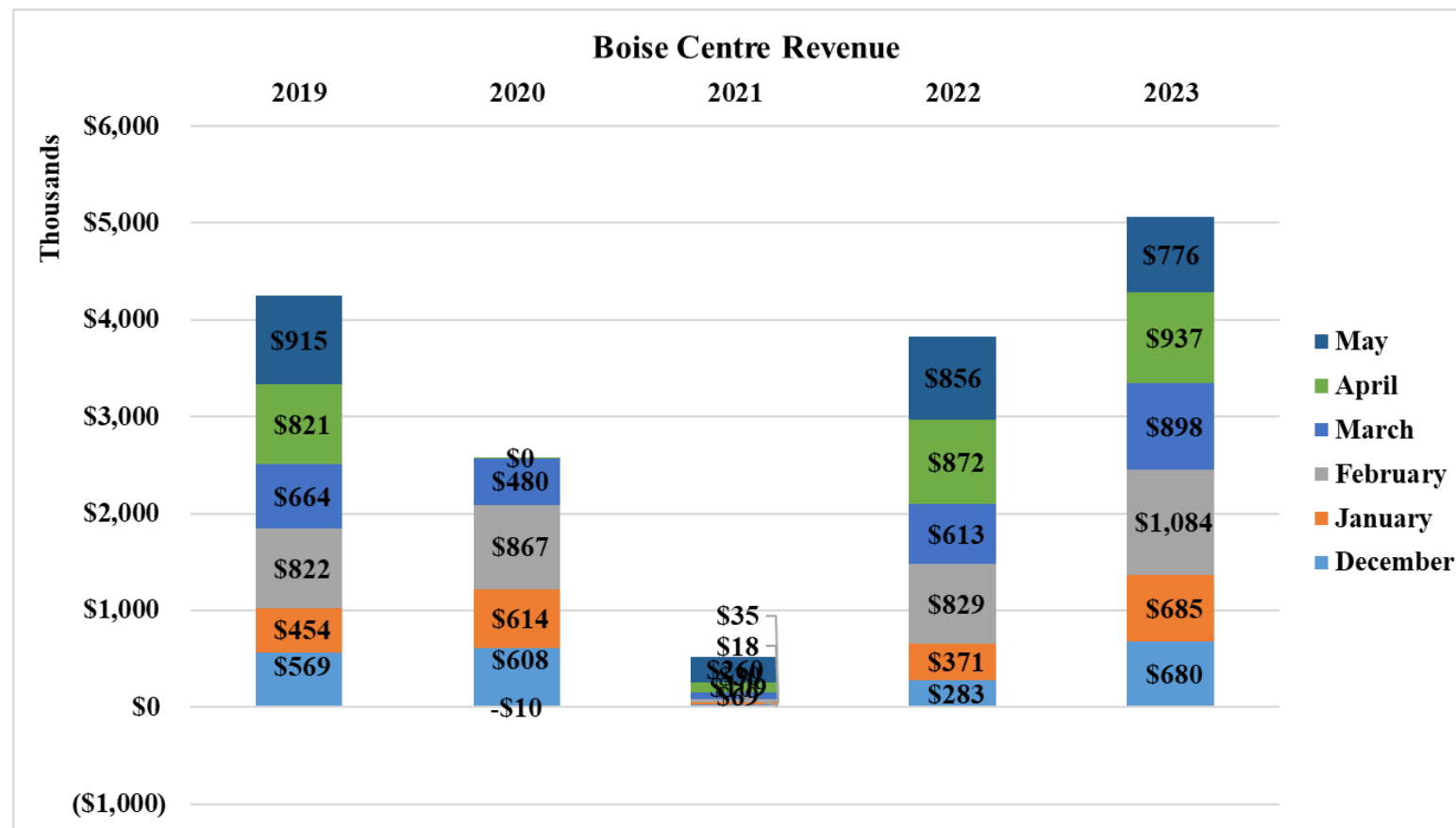
May revenues were under budget by \$73K; YTD \$630K over budget; \$1.2 million over prior year

6 of past 9 months top 10 in revenues (see green) – is the economy softening?

Room demand is down 10%

12 month rolling revenue: \$10.2 million

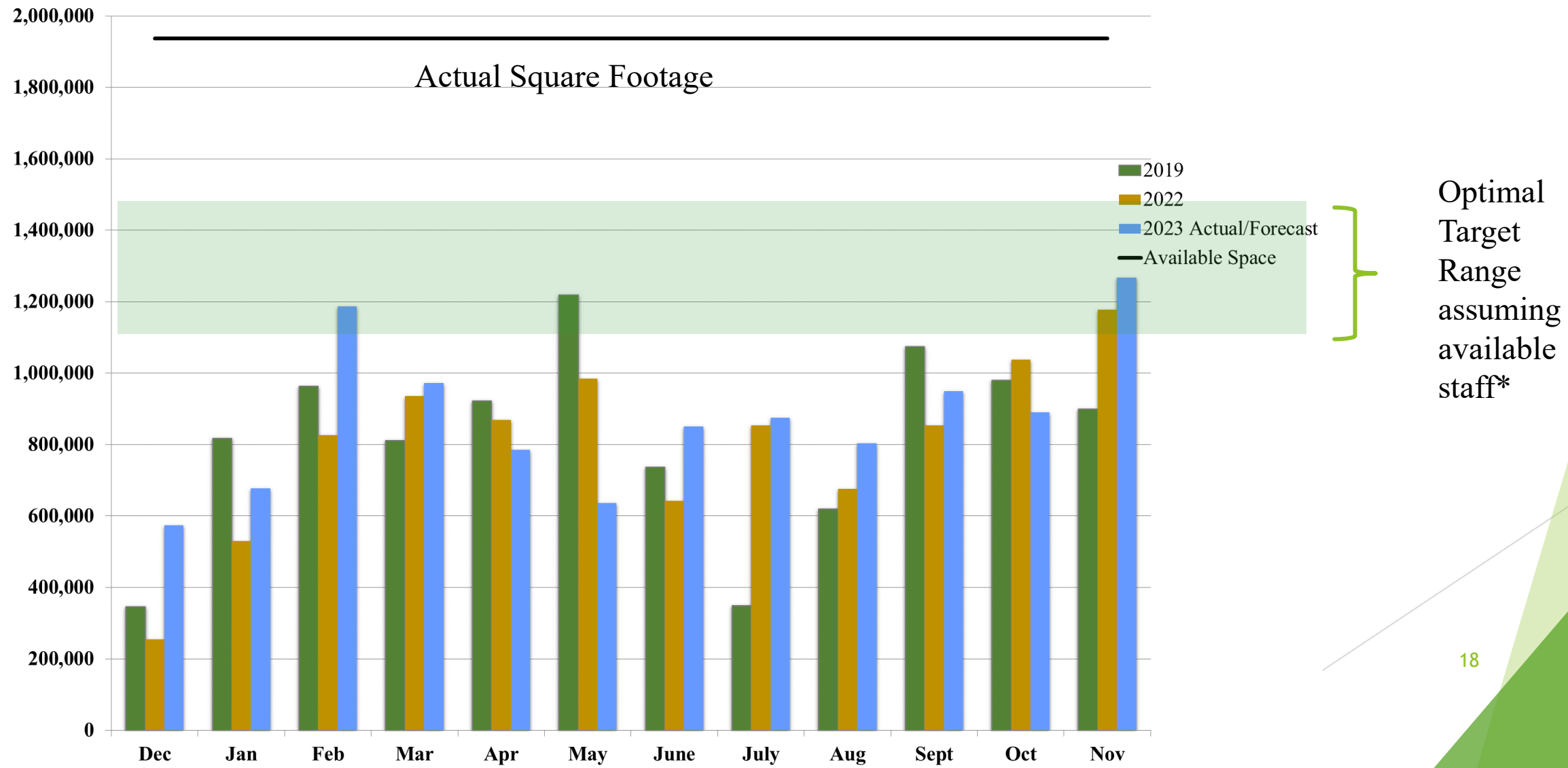
Green = Highest 10 revenue months Red = Lowest 10 revenue months Bold Italics = Highest revenue for same time frame



Square Foot Utilization by Month**

**340 days (excludes federal holidays, the weeks of Christmas and 4th of July.)

- Forecast for December 2022 thru November 2023: 109% of 2022
- October currently below prior year, July, September and November filling in



* Source: 50%-70% based on CSL Feasibility Study, Dec 2017

Aquatics Center



Rent received of \$7.8K; rent increase beginning June 1st to \$38K; Meeting on June 20th to set up hotel room tracking; financial reporting quarterly begins end of August



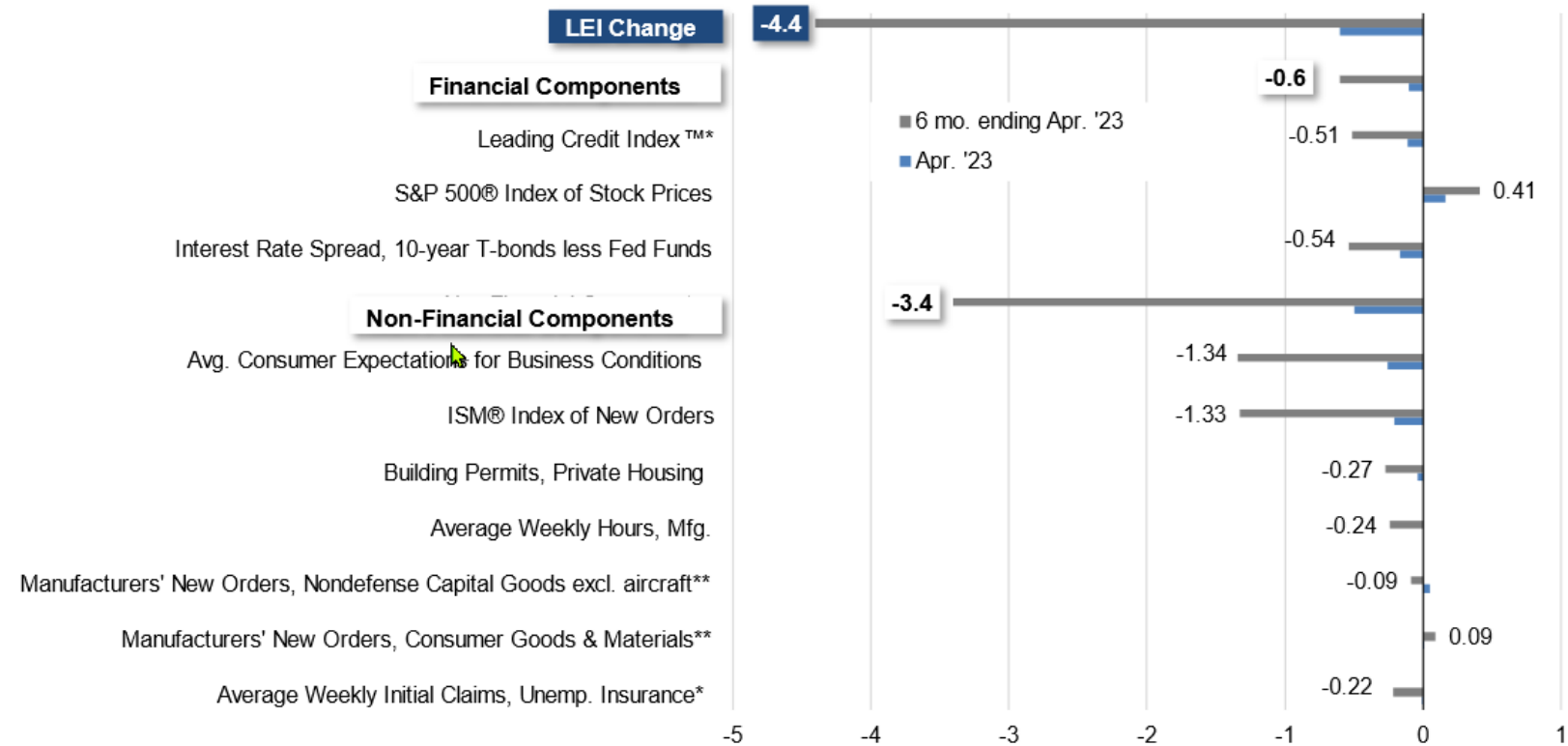
\$0 funded in May for April; received request for funds from Aquatics for April of \$1.0 million; one last draw in June for May



After above payment, \$0.4 million left to fund

Budget - Recession looming? May 18, 2023

The Conference Board Leading Economic Index® and Component Contributions (Percent)



Source: The Conference Board
 * Inverted series; a negative change in this component makes a positive contribution.
 ** Statistical Imputation
 LEI change might not equal sum of its contributions due to application of trend adjustment factor

The US LEI still signals recession over the next 12 months

Board Meetings, 2:00 p.m.

Upcoming Dates:

Tuesday, June 20, 2023	Swearing in of Board Members
Tuesday, July 18, 2023	
Thursday, August 17, 2023	
Tuesday, September 26, 2023	
Tuesday, October 24, 2023	Budget Approval/Lease Renewal
Thursday, November 16, 2023	
Tuesday, December 19, 2023	



BOISE CENTRE WORKER'S COMPENSATION HIGHLIGHTS

June 2023

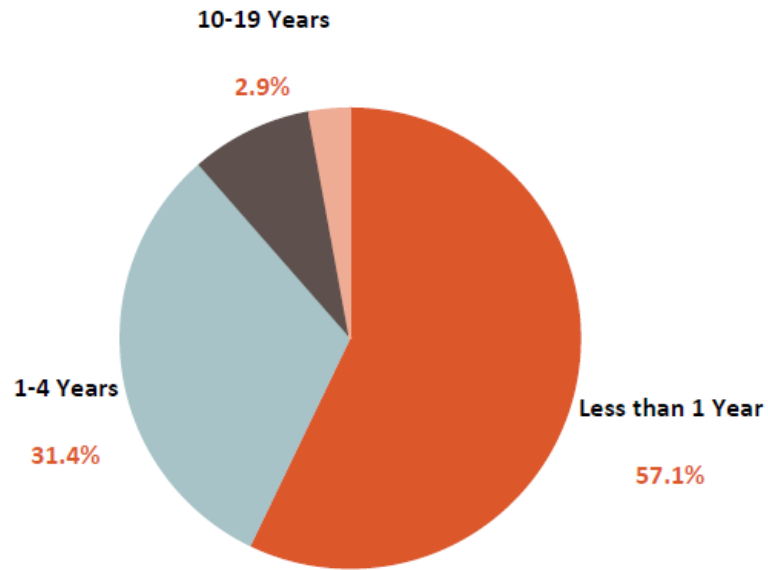
Worker's Compensation Premium, Policy Year October 2022 – October 2023

Written Premium Calculation

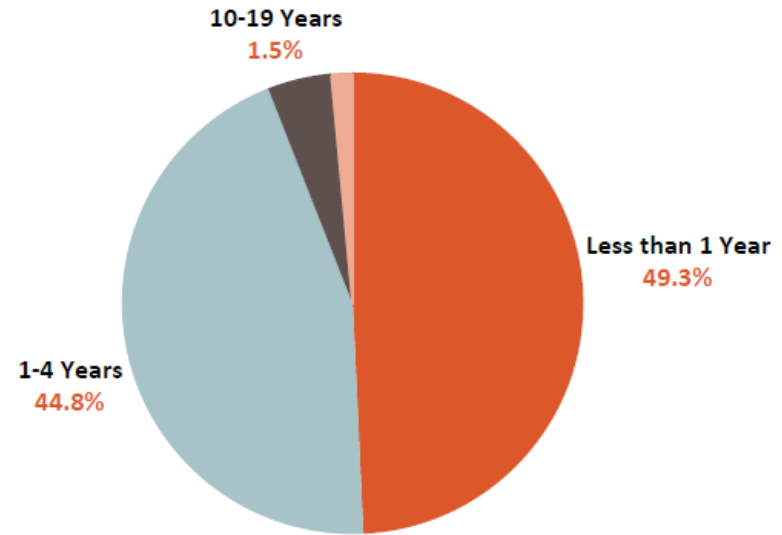
Description	Adjustment	Amount
Ratable Manual Premium		\$87,239.00
Waiver of Subrogation Premium		\$250.00
Increased Limits		\$960.00
Experience Modification	0.680	-\$28,304.00
Schedule Rating Premium	0.850	-\$9,022.00
Premium Discount	0.927	-\$3,742.00
Expense Constant		\$100.00
Terrorism	0.010	\$514.00
Catastrophe (Other Than Certified Acts of Terrorism)	0.010	\$514.00
Written Premium		\$48,509.00

Worker's Compensation Data 2018-2023

Years of Service Count



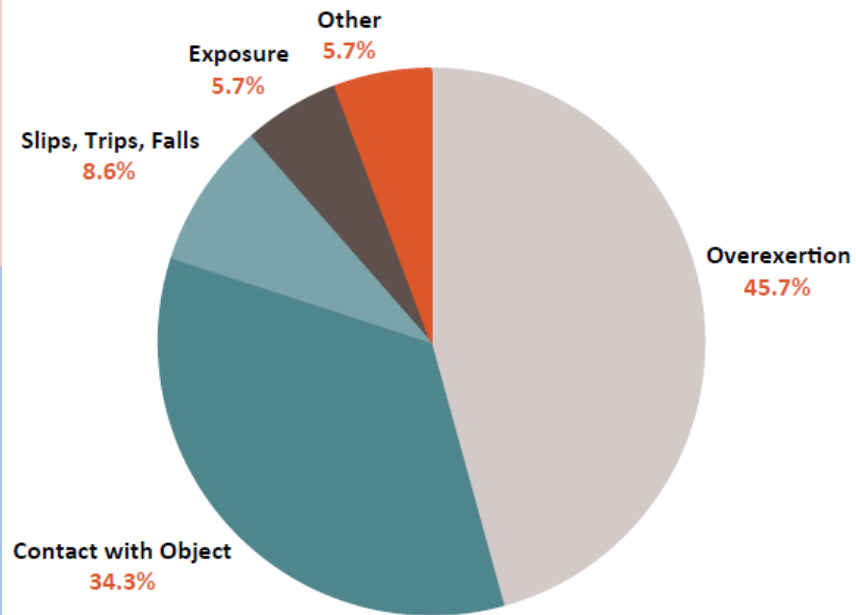
Years of Service Cost



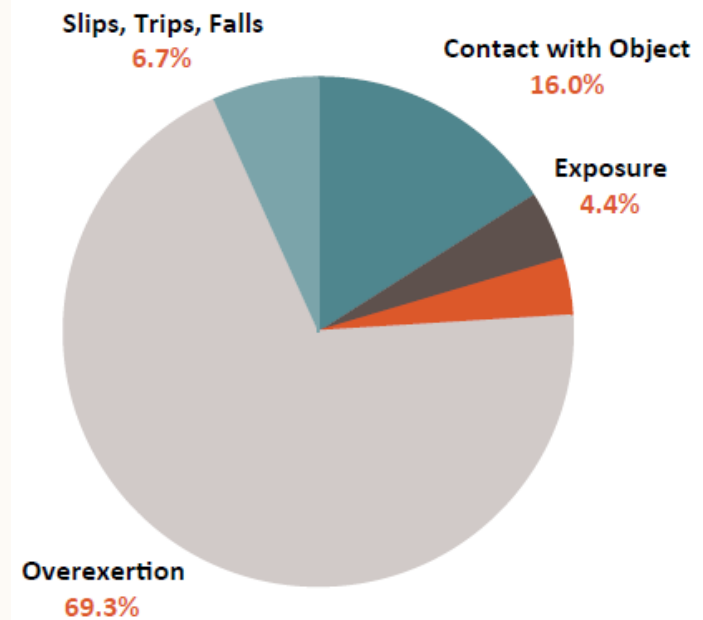
Less than 1 Year 1-4 Years 5-9 Years 10-19 Years

Worker's Compensation Data 2018-2023

Cause of Injury - Total Count

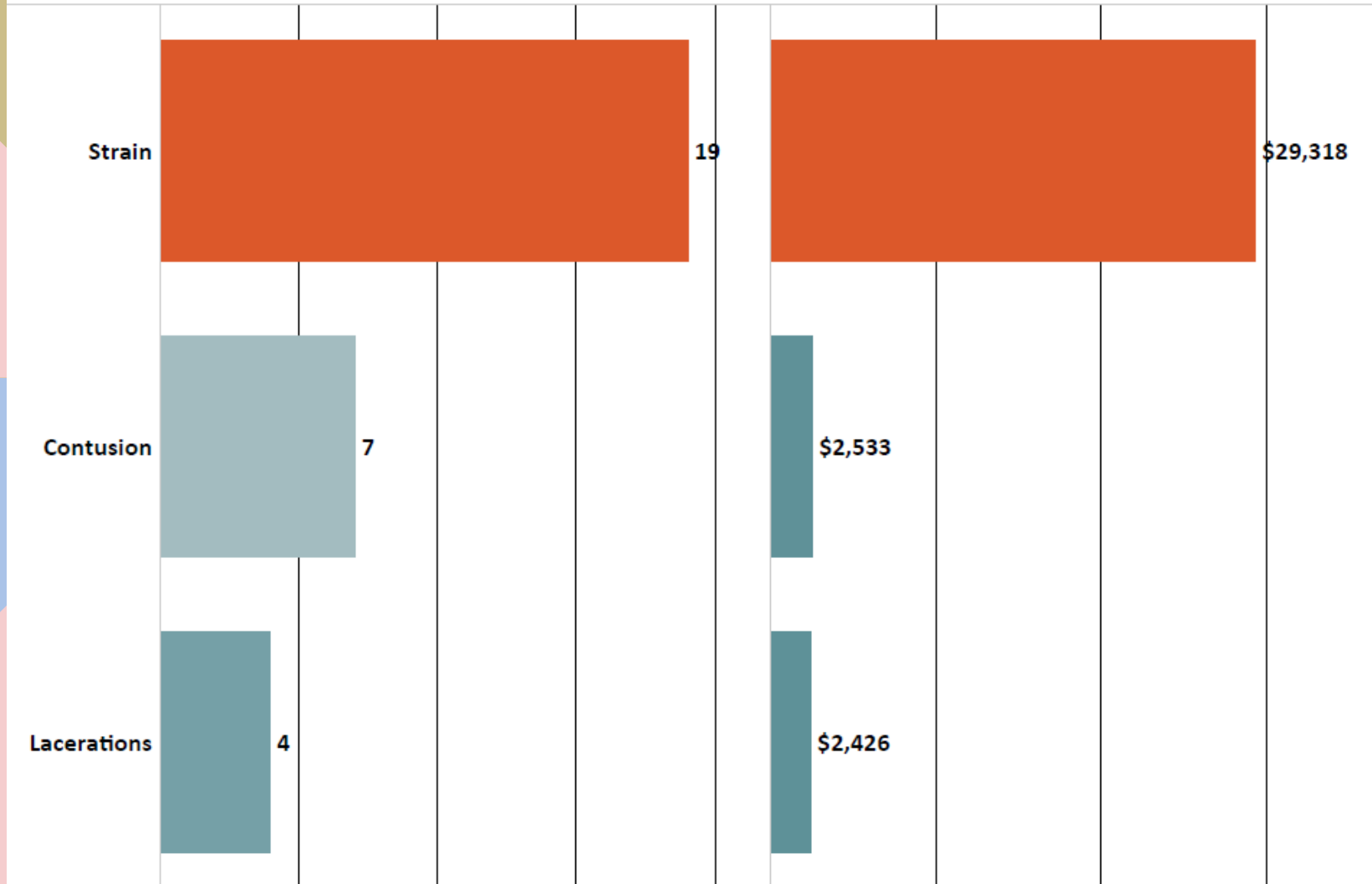


Cause of Injury - Total Cost



Worker's Compensation Data 2018-2023

Nature of Injury Count & Cost



A historical black and white photograph showing a group of men in suits and ties, likely from the late 19th or early 20th century. The image is partially obscured by a blue overlay at the top of the slide.

Rules for Greater Boise Auditorium District Properties as Public Forums

June 2023

Presented by

Michael Stoddard

The District

Role is to serve the public need and promote economic growth:

- “Build, operate, maintain, market and manage for public, commercial and/or industrial purposes . . . Public auditoriums, exhibition halls, convention centers, sports arenas and facilities of a similar nature” (Idaho Code § 67-4902)
- Mission is to develop spaces for community engagement that facilitate the greatest positive benefit to our community
- Thus, **the District’s properties are public spaces reserved for a specific category of expressive activity: events**

Types of Government Owned Property

Government Property = Public Forum

There are three (3) types of public forums:

1. Traditional public forums

- city squares, sidewalks, public parks, and other areas traditionally open to political speech and debate

2. Nonpublic forums

- public airports, prisons, military bases, courtrooms in session

3. Limited/designated public forums

- where government has intentionally reserved access to certain classes or types of speech, like civic and event centers, public school gyms/auditoriums AFTER school hours, stadiums, theaters, etc. . .

Regulating Limited Public Forums

District properties are limited public forums because they are publicly owned spaces reserved for events, which is a form of expressive activity

Government (aka the District) can only put content-neutral restrictions on speech in limited public forums, opposed to content-based restrictions

Content-neutral restrictions = “time, place, and manner” regulations that apply to everyone

Content-based restrictions = target the expression of ideas or messages, which inherently do not apply to everyone but only those who express certain ideas or messages

Regulating Limited Public Forums

Additionally, government's content-neutral restrictions on speech in limited public forums must be:

- (1) reasonable, and
- (2) not viewpoint based

Good News Club v. Milford Cent. Sch., 533 U.S. 98, 106 (2001)

Conclusion:

- The District cannot grant or deny who uses its properties based on the content of the event or the viewpoint of the group holding the event
- The District can put reasonable and non-viewpoint based time, place, and manner restrictions on how its properties are used

Hawley Troxell Ennis & Hawley LLP

Questions?

Michael Stoddard

[E-mail: mstoddard@hawleytroxell.com](mailto:mstoddard@hawleytroxell.com)



Board of Directors
Kristin Muchow, Jim C. Walker, Jody B. Olson, Chase Erkins, Tiam Rastegar

OATH OF OFFICE

I SWEAR THAT I WILL SUPPORT THE CONSTITUTION OF THE STATE OF IDAHO AND THE LAWS AND ORDINANCES OF THE STATE OF IDAHO, ADA COUNTY AND BOISE CITY, IDAHO; THAT I WILL BEAR TRUE FAITH AND ALLEGIANCE TO SAME; THAT I WILL TAKE THE OBLIGATIONS WITHOUT RESERVATION; THAT I WILL FAITHFULLY DISCHARGE THE DUTIES OF THE OFFICE TO WHICH I HAVE BEEN APPOINTED.

[Handwritten signature]

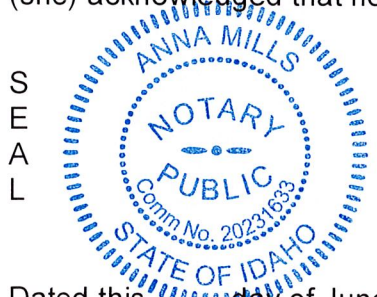
Kristin Muchow

[Handwritten signature]

Clerk of the District

State of Idaho Idaho)
S.S.
County of Ada)

On this 20 day of June, in the year of 2023, personally appeared before me Kristin Muchow, and satisfactorily proved to me to be the signer of the above instrument by the oath of Patrick D. Ruel, a competent and credible witness for that purpose, by me duly sworn, and he (she) acknowledged that he (she) executed the same.



[Handwritten signature]

Notary Public
My Commission Expires on 4/7/29

Dated this 20th day of June 2023



Board of Directors
Kristin Muchow, Jim C. Walker, Jody B. Olson, Chase Erkins, Tiam Rastegar

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Tiam Rastegar

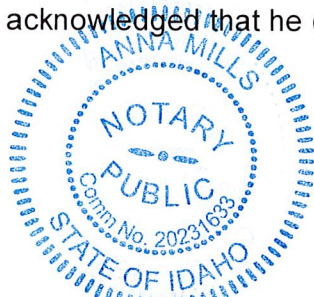



Clerk of the District

State of Idaho Idaho
County of Ada S.S.

On this 20 day of June, in the year of 2023 personally appeared before me Tiam Rastegar, and satisfactorily proved to me to be the signer of the above instrument by the oath of Patrick D. Rice, a competent and credible witness for that purpose, by me duly sworn, and he (she) acknowledged that he (she) executed the same.

S
E
A
L





Notary Public
My Commission Expires on 4/7/29

Dated this 20th day of June 2023

MINUTES OF A SPECIAL MEETINGS
OF
DIRECTORS OF GREATER BOISE AUDITORIUM DISTRICT
HELD IN ADA COUNTY

May 16, 2023

Pursuant to a call by the Board Chair and notice of the meetings having been duly posted at 850 W. Front St., Boise ID 83702, the Board of Directors of the Greater Boise Auditorium District met in regular session in room 200, in person and via teleconference, May 16, 2023.

Board Present

Kristin Muchow, Chair
Jody Olson, Chair
Jim Walker, Director via Zoom
Chase Erkins, Director
Tiam Rastegar, Director

Others Present

Pat Rice, Boise Centre
Anne Marie Downen, Boise Centre
Anna Mills, Boise Centre
Pat Sullivan, Sullivan & Reberger
Phil Reberger, Sullivan & Reberger
Kylie Turner, Sullivan & Reberger
John Sheldon, Sullivan & Reberger
Mike Stoddard, Hawley Troxell
Mary-Michael Rodgers, Boise Centre
Cody Lund, Boise Centre
Ali Ribordy, Boise Centre

I. **Call to Order**

Ms. Muchow called the meeting to order at 2:05 pm

II. **Roll Call**

Mrs. Mills took attendance by voice roll call:

Ms. Muchow – Present
Mr. Olson - Present
Mr. Walker – Present via Zoom
Mr. Erkins – Present
Mr. Rastegar – Present

III. Changes or Additions to the Agenda

- A. Added the minutes from the Special Board Meeting on May 5th, 2023, as they were able to be completed in time for this meeting.

A motion was made by Mr. Erkins to approve changes to the agenda. Mr. Olson seconded the motion. The motion was approved unanimously. **Timestamped 2:07 pm.**

IV. Agenda

A. Chairman's Remarks – Kristin Muchow

Ms. Muchow provided an update on the hiring of Cody Lund to replace Patrick Rice as the Executive Director. She invited Mike Stoddard of Hawley Troxell to organize a Board and staff training and orientation due to the recent changes and additions to both.

B. Approval of Minutes

i. **Regular Board Minutes for April 19, 2023**

A motion was made by Mr. Rastegar to approve the Regular Board Meeting Minutes of April 19, 2023. Mr. Olson seconded the motion. The motion was approved unanimously. **Timestamped 2:10 p.m.**

ii. **Special Meeting for May 5, 2023**

A motion was made by Mr. Olson to approve the Special Meeting Minutes of May 5, 2023. Mr. Erkins seconded the motion. The motion was approved unanimously. **Timestamped 2:10 p.m.**

C. Executive Director and Financial Report – Pat Rice and Anne Marie Downen

Mr. Rice provided a summary of current events and Boise Centre updates.

Mr. Rice and Ms. Downen presented the Executive Director and Financial Report by PowerPoint presentation.


A motion was made by Mr. Erkins to approve the Executive Director and Financial Report as presented. Mr. Rastegar seconded the motion. The motion was approved unanimously. Timestamped 2:39 p.m.

V. Adjournment

There being no further business to come before the Board, the meeting is adjourned.

Timestamped 2:40 pm

The meeting was adjourned at 2:41 pm




Kristin Muchow, Chairman



Jody Olson, Vice Chairman

Jim Walker, Director



Tim Rastegar, Director



Chase Erkins, Secretary

Note: the following materials will be attached to and provided with these minutes:
Meeting material for June 20, 2023:

- Regular Minutes for May 16, 2023
- Executive Director's Report May 2023