

## **PERMANENT BUILDING FUND ADVISORY COUNCIL MEETING**

### **Official Minutes, January 3, 2023**

A regular meeting of the Permanent Building Fund Advisory Council (PBFAC) was held on this date in Boise, Idaho.

The January 3, 2023 meeting was called to order by Chair Dale Reynolds at 1:30 PM in the West Conference Room, Joe R. Williams Building, 700 West State Street, in conjunction with Zoom virtual conferencing in Boise, Idaho.

#### **Council Members Present:**

Mr. Dale Reynolds, Chair  
Mr. Dee Jameson, Vice Chair (Virtual)  
Mr. Clint Shiflet  
Senator Steven Vick

#### **Department of Administration and Division of Public Works Staff Present:**

Mr. Keith Reynolds, Director, Department of Administration  
Mr. Pat Donaldson, Administrator, Division of Public Works  
Mr. Barry Miller, Deputy Administrator, Division of Public Works  
Ms. Nicole Hanson, Business Operations Specialist, Division of Public Works  
Ms. Peggy Birk, Project Coordinator, Division of Public Works  
Ms. Kelly Berard, Senior Project Manager, Division of Public Works  
Ms. Margie Kennedy, Senior Project Manager, Division of Public Works  
Ms. Elaine Hill, Project Manager, Division of Public Works  
Ms. Jessica Rodriguez, Project Manager, Division of Public Works  
Ms. Lindsay Erb, Project Manager, Division of Public Works (Virtual)  
Mr. Martin Santoyo, Project Manager, Division of Public Works  
Ms. Nicole Cecil, Project Manager, Division of Public Works  
Ms. Sydnee Weersing, Project Manager, Division of Public Works (Virtual)  
Mr. Richard Brien, Leasing Program Manager, Division of Public Works

## **RECOGNITION OF DEPARTING MEMBER**

Chair D. Reynolds recognized departing member Senator Vick.

## **APPROVAL OF DECEMBER 6, 2022 MEETING MINUTES**

**MOTION: SENATOR VICK MOVED COUNCIL APPROVE THE MINUTES FROM DECEMBER 6, 2022, AS WRITTEN. Council passed the motion.**

## **EMERGENCY CONTRACT AUTHORIZATIONS**

### ECA 2301

Fire System Upgrades  
Aspen, Birch, and Pine Cottages  
Southwest Idaho Treatment Center (SWITC)  
Department of Health and Welfare (DHW)  
Nampa, Idaho

Per Idaho Statute 67-5711B, the DPW Administrator approved Emergency Contract Authorization for the completion of critical fire panel upgrades at the SWITC Aspen, Pine, and Birch cottages. These buildings have outdated Fire Alarm Systems with components and parts no longer available for repair or replacement. The Fire Alarm System is critical for our staff and clients to be able to occupy these three buildings. Without an upgrade very soon, there is a potential risk of not being able to occupy these three buildings until the Fire Alarm System is brought back up to code if any of the current components fail. The Department is seeking to use a portion of the allocated deferred maintenance funds, in the amount of \$72,500 to complete these repairs.

Council discussed the critical nature of the emergency and how long replacing the fire system is expected to take.

**THE MATERIAL FOR ECA 2301 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUESTED OF THE COUNCIL.**

## **DELEGATED PROJECTS**

<u>DPW Project No. 23200D</u>	Agency	\$263,500
Rec Center Shower Remodel, Ph 3		
Boise State University (BSU)		
Boise, Idaho		

Boise State University requests delegation of a project to remodel the Recreation Center's Showers. The showers in the women's locker room have significant water damage due to moisture infiltration. The moisture has compromised the structural integrity of studs and substrate within the shower walls and will continue to cause further damage unless mitigated through a complete demolition of the existing showers and installation of a proper moisture barrier system. Phases 1 and 2 addressed the aquatic center showers and the men's locker room showers.

Council discussed photos for the project which will be presented to Council when the project comes to back to PBFAC for review.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DELEGATION OF DPW PROJECT NO. 23200D. Council passed the motion. Council passed the motion.**

## SMALL PROJECTS

DPW Project No. 23152 2022 HB779:2A01 \$ 255,000  
Update Electrical System  
Meriwether Lewis Hall  
Lewis-Clark State College (LCSC)  
Lewiston, Idaho

DPW Project Manager: Jessica Rodriguez

Meriwether Lewis Hall has switches, panels, and transformers at or reaching end of life. Additionally, the electrical distribution in this building is insufficient for programmatic needs. The Public Safety Department is housed in the building and is where the College monitors campus security cameras. The project will replace outdated electrical equipment and provide basic upgrades to accommodate program equipment. New switch gear is needed, the existing is from original construction (1970).

The scope of work is to remove the existing main service switchboards and the low voltage distribution switchboard and replace them with new distribution boards. The existing secondary distribution conduits will be reused to re-feed the existing branch panels and loads in the building. The system will be designed with additional capacity to accommodate any future modifications in the building.

Bid alternates will include upgrading the branch panels in the building and adding capacity to the distributed panels to allow for future modifications in the building.

The project is being designed by Musgrove Engineering, Boise. The construction cost estimate for the base bid is \$189,683; and the project construction budget is \$210,000.

**MOTION: SENATOR VICK MOVED COUNCIL APPROVE DPW PROJECT NO. 23152 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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DPW Project No. 23153 2022 HB779:2A01 \$ 302,000  
Replace Electrical Panel, Campus Wide  
Lewis-Clark State College (LCSC)  
Lewiston, Idaho

DPW Project Manager: Jessica Rodriguez

There are approximately 80 electrical panels campus wide in which breakers are no longer manufactured and there is no room for electrical expansion within the panels. These need to be replaced to assure continuity in operations and provide for programmatic equipment needs

The scope of work is to remove the existing branch panels in the Administration building, Heating Plant, Mech Tech building, and Reid Hall and replace them in the same location with new branch panels.

Bid alternates will be adding buildings to the scope as funding allows, including Expedition Hall, Living Learning commons, the Sam Glen Complex and the Center for Arts and History.

The project is being designed by Musgrove Engineering, Boise. The construction cost estimate for the base bid is \$247,995; and the project construction budget is \$253,680.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE DPW PROJECT NO. 23153 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

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<u>DPW Project No. 23300</u>	2013	HB313:2A01	\$ 12,000
Restore E/W Stairwell	2022	HB779:2A01	180,000
Industrial Administration Building (IAB)			\$ 192,000
Department of Labor (LABOR)			
Boise, Idaho			

DPW Project Manager: Elaine Hill

This project will renovate the east and west stairwells within the IAB. The existing VCT tile and asbestos containing mastic will be abated with air monitoring under DPW's Asbestos Service Contracts. The new flooring will be laminate vinyl tile. The existing handrails will be replaced with new powdercoated handrails. The use of a DPW Light Construction Service Contractor is anticipated.

The project's estimate is within the construction budget of \$183,000. The work is scheduled to be complete by the end of Spring 2023.

**MOTION: SENATOR VICK MOVED COUNCIL APPROVE DPW PROJECT NO. 23300 AND AUTHORIZE BIDDING AND AWARD OF CONTRACT. Council passed the motion.**

## **DESIGN-BUILD SELECTIONS**

<u>DPW Project No. 22151</u>	Agency	\$ 1,450,000
Tenant Improvement, WFT		
Clearwater Hall		
Lewis Clark State College (LCSC)		
Lewiston, Idaho		

DPW Project Manager: Elaine Hill

This tenant improvement project will build out LCSC ground floor Clearwater Hall space in downtown Lewiston. The existing Workforce Training (WFT) program will ultimately relocate to this space. The project will maximize the space for classrooms, offices and restrooms.

A Request for Qualifications was issued on November 28, 2022. Responses were received from a single design-build team on December 21, 2022. A Selection Committee including Alan Nygaard and Doug Cruthirds, LCSC and Andrew Gibler and Elaine Hill, DPW reviewed the proposal and found the team as a good fit for the project.

Kenaston Corp., Lewiston, ID w/ CKA Architects, Lewiston, ID

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, APPROVE THE FINAL RANKING OF FIRMS, AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22151. Council passed the motion.**

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DPW Project No. 22362

Agency \$ 13,150,000

OAU/Step Down Housing, Demolition Phase  
Southwest Idaho Treatment Center (SWITC)  
Department of Health and Welfare (DHW)  
Nampa, Idaho

DPW Project Manager: Nicole Cecil

The Division of Family and Community Services has been allocated general funds for the demolition of several buildings on the Southwest Idaho Treatment Center (SWITC) campus that have not been used for some time and are beyond repair. The funding allocated \$1,500,000 of the funds for demolition. There will be a future phase of the construction of an Observation and Assessment Unit and Step-Down Housing on this campus, however, the demolition of the existing buildings is a priority at this time. There are a total of eight buildings to be demolished, with an additional three buildings as a potential alternate.

The scope of the project is to identify utilities and existing building foundations. Accurate documentation of existing site conditions will be necessary. The team will determine the existing utility connections that should be pulled back (close to buildings) and/or terminated. Any utilities that require shut down will be documented clearly and coordinated for the least impact to adjacent buildings that will remain in operation. Demolition will include removal of debris to an approved site, tearing out foundations, and stripping utilities. Each site will receive clean backfill or structural backfill with the finished surface matching the adjacent areas surrounding the building site.

A Request for Qualifications was issued on October 16, 2022. Responses were received from one design-build team on December 7, 2022. A Selection Committee included Daniel Asbury and Steve Habecker, Department of Health and Welfare; Penny Dennis, Layton Construction Company, as an independent contractor; and Nicole Cecil and Dave Merrill, DPW.

One proposal was received, and the team deemed qualified thus the result of the selection was Alpine Construction Management with Chatfield Architecture.

Council discussed the buildings to be demolished, salvageable items, and the extent of the demolition.

**MOTION: SENATOR VICK MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, APPROVE THE FINAL RANKING OF FIRMS, AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22362. Council passed the motion.**

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DPW Project No. 23111	2022	HB779:2A03	\$ 660,000
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Replace Playground Equipment & Surface, ADA  
Idaho Educational Services for the Deaf  
and the Blind (IESDB)  
Gooding, Idaho

DPW Project Manager: Nicole Cecil

The Idaho School for the Deaf and the Blind's one playground exists to serve the entire school of 115 students. The playground equipment is showing its age; it is outdated and worn due to many years of play and exposure to the elements. Most importantly, the playground equipment and the grounds around it are not accessible to all the elementary and special needs students who use the playground for daily play. In the previous design and renovation about fifteen years ago, wood mulch and loose bark was installed as the base material. Students who are mobility limited and use standers or walkers or are confined to a wheelchair cannot maneuver themselves to or around the equipment unassisted. It is recommended to replace the entire playground with accessible equipment and a safe, accessible playground surface.

A Request for Qualifications was issued on September 6, 2022. Responses were received from two design-build teams on October 4, 2022. Based on the submissions and the rankings it was decided to not hold formal interviews. The selected team was asked to participate in an information session with a presentation to the committee on November 28, 2022. A Selection Committee included Brian Darcy and Guy Jackson, IESDB; Dan Lipsett, EKC, Inc., as an independent contractor; and Nicole Cecil and Jeremy Borsdorf, DPW.

The results of the selection are:

Sonntag Recreation, Holladay, UT / The Land Group, Eagle, ID 47.8  
Great Western Recreation, Logan UT / The Land Group, Eagle, ID 41.8

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM, APPROVE THE FINAL RANKING OF FIRMS, AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS AND AWARD OF CONTRACT FOR DPW PROJECT NO. 23111. Council passed the motion.**

### **CONSTRUCTION MANAGER / GENERAL CONTRACTOR SELECTIONS**

<u>DPW Project No. 22602</u>	Agency	\$	68,055.88
Veterans Home Expansion	Anticipated Agency		34,258,769.12
Veteran Home – Lewiston (VET-L)	<u>2022 HB779:2A01</u>		<u>18,483,675.00</u>
Idaho Division of Veterans Services (IDVS) Lewiston, Idaho			\$ 52,810,500.00

Previous Minutes: 10-06-21, 02-01-22

DPW Project Manager: Elaine Hill

This Construction Manager / General Contractor (CM/GC) selection is for the expansion of the Lewiston Veterans Home. This project includes a multi-phased renovation and expansion of the current 66 skilled nursing rooms (double occupancy) into private resident rooms with private bathrooms. The home-like units will share multiple dining, living, patio, theater, den/day spaces and exterior courtyards. Other amenities include a canteen/bistro, theater, therapy, pharmacy, and administration support spaces. The existing resident rooms and common food preparation area, laundry facility, maintenance, supply areas and parking will be remodel. The two-year phased construction of the home will allow the Veterans to continue living in their home during the expansion.

A Request for Qualifications (RFQ) was issued for Construction Manager / General Contractor services on September 16, 2022. Statements of Qualifications were received on October 11, 2022. Two of the three firms were interviewed on December 8, 2022, by a selection committee of Mark High and Marv Delp, IDVS, VET-L; Gabe French, independent contractor, Andrew Gibler and Elaine Hill, DPW.

The final rankings are as follows:

Hoffman Construction Co., Seattle, WA	92
Kenaston-Leone & Keeble, Spokane, WA and Lewiston, ID	87

Council discussed how although agency funds are primarily from the federal level, the selection process is done at the state level.

**MOTION: SENATOR VICK MOVED COUNCIL APPROVE THE FINAL RANKING OF FIRMS AND AUTHORIZE PROCEEDING WITH CONTRACT NEGOTIATIONS FOR A CONSTRUCTION MANAGER FOR DPW PROJECT NO. 22602. Council passed the motion.**

## **MID-RANGE REVIEWS**

DPW Project No. 21426 2021 HB225:2A01 \$ 385,000  
Parking Lot Replacement/Lighting  
Department of Health & Welfare (DHW)  
Twin Falls, Idaho

Mr. Miller introduced Mr. TJ Centanni, Keller Associates, Boise, Idaho. Mr. Centanni shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The scope of work for this project originally included parking lot replacement and light pole replacement for the entire site. Due to initial cost estimates of the project, the scope was reduced to only include improvements to the northeast portion of the parking lot and light pole replacement for the entire site.

The scope of work includes site survey of the entire site. This survey is intended to be used in design of the current project and future phases. The project design modifies the existing northeast parking area including new pavement, modifications to the lot layout to increase functionalities for all users, two (2) ADA parking stalls and ADA compliant pedestrian ramps, new islands for lighting and an overall increase in parking space count from 38 spots to 44 spots. The light pole replacement will be done separately through a service contractor.

Regional Civil Engineers Keller Associates, Inc., Boise, has designed the project. The firm's construction cost estimate for Phase 1 work is \$229,200; and the project construction budget is \$235,000. The light pole replacement has been estimated separate from the construction budget at \$66,131 and will be done through a service contract.

Council discussed the ADA requirements to be addressed by the project.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 21426. Council passed the motion.**

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DPW Project No. 22222 2021 HB225:2A01 \$ 64,400



Renovate Restrooms	2021	SB1172:2A01	644,000
Colonial Hall			\$ 708,400
Idaho State University (ISU)			
Pocatello, Idaho			

Previous Minutes: 05-03-22

Mr. Miller introduced Mr. Brian Riopelle, Hummel Architects, Boise, Idaho. Mr. Riopelle shared plans and presented the project.

DPW Project Manager: Nicole Cecil

The restroom renovation project in Colonial Hall is a remodel of a series of four restrooms in an older building. There are two restrooms on the first floor and two on the second floor that are included in the scope. The restrooms have mechanical and data equipment in them that needs to be relocated. The existing restrooms have various Americans with Disabilities Act (ADA) compliance concerns. An asbestos survey has been completed which indicates that there is apparent asbestos located in the flooring of the 2nd floor Restrooms. Remediation of the flooring will be addressed.

The existing restroom finishes and fixtures will be removed and replaced. The bathroom layout will be revised to include an ADA accessible stall, additional fixtures, and an ADA compliant sink. The project will add an ADA compliant drinking fountain to each floor as well as updated fire extinguisher cabinets. To accommodate the ADA stall, the existing mechanical equipment will be moved to the basement and a chase provided to accommodate the duct access to the main level. The IT equipment will be relocated and replaced on each floor. Asbestos related materials will be removed during the construction process.

Hummel Architects has designed the project. The firm’s construction cost estimate is \$431,383; and the project construction budget is \$570,000. The base bid addresses revising the restroom layout, replacing fixtures, providing updated finishes and relocating the Mechanical and IT equipment. There is an Additive Alternate for drinking fountains and new fire extinguisher cabinets.

**MOTION: SENATOR VICK MOVED COUNCIL APPROVE PRELIMINARY DESIGN, FINAL PLANS AND SPECIFICATIONS, SUBJECT TO STAFF REVIEW, AND AUTHORIZE PROCEEDING WITH BIDDING AND AWARD OF CONTRACT FOR DPW PROJECT NO. 22222. Council passed the motion.**

**PROJECT UPDATES**

<u>DPW Project No. 21090</u>	2020	HB569:2A01	\$ 330,000
Replace Roof	2022	HB779:7A03	100,000
Burley NW Annex			\$ 430,000

College of Southern Idaho (CSI)  
Burley, Idaho

Previous Minutes: 07-13-21

DPW Project Manager: Margie Kennedy

The scope of work for this project includes removing approximately 8,500 sf of existing single ply roofing membrane, asbestos fiber board and installing a new single ply roofing system over insulation board.

The project was bid on September 8, 2022 and two bids were received. The project was awarded for the base bid of \$400,600. To move forward with the project deferred maintenance funds of \$100,000 and unused funds of \$90,000 from phase one were added to the project.

**THIS MATERIAL FOR DPW PROJECT NO. 21090 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUIRED OF THE COUNCIL.**

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<u>DPW Project No. 21231</u>	2015	SB1172:3A01	\$ 250,000
Replace Roof	2021	HB569:2A01	748,200
Roy F. Christensen Building (RFC)			\$ 998,200
Idaho State University (ISU)			
Pocatello, Idaho			

Previous Minutes: 11-04-21

DPW Project Manager: Margie Kennedy

The scope of work for this project is to remove and replace the existing 46,220 square feet of single-ply roofing system with a new single-ply roofing membrane.

The project was bid on August 23, 2022 and two bids were received. The project was awarded for the base bid of \$752,000. To move forward with the project, DPW contingency funds of \$250,000 were added to the project.

**THIS MATERIAL FOR DPW PROJECT NO. 21231 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUIRED OF THE COUNCIL.**

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<u>DPW Project No. 21236</u>		Agency	\$ 1,624,466
Roof Replacement	2022	HB779:7A03	1,600,000
Holt Arena			\$ 3,224,466
Idaho State University (ISU)			
Pocatello, Idaho			

Previous Minutes: 04-06-21, 11-04-21

DPW Project Manager: Margie Kennedy

The scope of work for this project includes installation of a new 80 mil PVC single-ply roofing system over the existing structural steel decking. New roofing system to include new rigid insulation, new cover board, and all associated flashings. A State of Idaho 30 Year Guaranty will be provided at the completion of the project.

The project was bid on July 21, 2022 and three bids were received. The project was awarded for the base bid of \$2,850,000. To move forward with the project deferred maintenance funds of \$1,600,000 were added to the project.

Council discussed the increase in material costs and status of Holt Arena projects.

**THIS MATERIAL FOR DPW PROJECT NO. 21236 IS PROVIDED FOR INFORMATION ONLY. NO ACTION IS REQUIRED OF THE COUNCIL.**

#### **NON-STATE ENTITY FUNDED PROJECTS**

Construction Management Academic Building Boise State University (BSU) Boise, Idaho	Non-State Funds	\$7,500,000
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Previous Minutes: 04-05-22

Mr. Miller introduced Ms. Alex Townsend, Lombard- Conrad Architects, Boise, Idaho. Ms. Townsend shared plans and presented the project.

Boise State University requests approval for the non-state entity funded project for design and construction of a new construction management academic building.

The Boise State University Foundation Inc., a non-state entity, has been working with multiple donors to fund a new construction management academic building on the northwest corner of Manitou Avenue and Beacon Street. The Boise State Construction Management (CM) program has grown nearly 60% since 2014, from 224 students to over 350. These new buildings would replace the aging, undersized, and generally insufficient facilities that currently house construction management activities.

The new construction management building is programmed for 13,348 SF of occupiable space with an additional 2,425 SF of unconditioned storage space. The lab building will include two large lab spaces, a large high bay/shop, and additional smaller instruction and work/study spaces. The projected cost for these new buildings is approximately \$7.5M, though updated cost estimation is currently in-progress. The project will be funded by both cash and in-kind donations of labor and materials. It is anticipated that

construction document finalization, permitting, and construction will commence late Spring 2023 dependent on fundraising efforts.

Mr. Miller commented that for past non-state entity funded projects, Council has asked for plans to be reviewed by DPW staff. For this project, design development level drawings were reviewed by DPW staff with comments provided to BSU.

**MOTION: MR. SHIFLET MOVED COUNCIL APPROVE NON-STATE ENTITY FUNDED PROJECT TO CONSTRUCT A NEW CONSTRUCTION MANAGEMENT ACADEMIC BUILDING AT BOISE STATE UNIVERSITY, SUBJECT TO STAFF REVIEW. Council passed the motion.**

### **CLOSED PROJECT REPORT**

Mr. Miller presented the closed project report. 21227, 18490, 21267

Council discussed the scope of work for DPW Project No. 18490.

### **LEASE REPORT**

Mr. Brien presented the lease report.

#### **Request for Lease Term Over Five Years**

**Agency:** Department of Juvenile Corrections

**Lessor:** Department of Health and Welfare

**Address:** 1650 11<sup>th</sup> Avenue North, Nampa

**Sq. Ft.:** ~10 acres

**Cost/Yr.:** \$0

**Lease Type:** Full-Service

**Lease Term:** 20 Years

**Cost Ratio:** N/A

**Escalations:** 0.00% per year

**Space Type:** Ground

**Total Contract Value:** \$0

**Comments:** The Department of Juvenile Corrections (DJC) has a soon to be expiring ground lease agreement with the Department of Health and Welfare (DHW) which owns the property in Nampa. DJC has built and continues to operate an assessment, treatment and detention center for medium and high security juveniles. The DHW property is approximately 10 acres and is a zero dollar lease between the parties with the structures on the property reverting to DHW upon termination of the agreement.

The initial lease term was 20 years and with a renewal pending the Departments request approval of a new 20-year term. The renewal will remain consistent with the original agreement which contains a six month

termination clause by either party or if the Juvenile Correction facility if it is no longer mutually advantageous and subject to concurrence of the Office of the Governor of Idaho.

Council discussed the lease between DHW and DJC.

<p><b>MOTION: SENATOR VICK MOVED COUNCIL APPROVE A 20-YEAR LEASE TERM FOR THE DEPARTMENT OF JUVENILE CORRECTIONS AT 1650 11<sup>TH</sup> AVENUE NORTH IN NAMPA IDAHO. Council passed the motion.</b></p>
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## **NEW BUSINESS**

Idaho Transportation Department Headquarters Property Discussion

Chair D. Reynolds introduced Director Reynolds, Department of Administration. Director Reynolds presented plans for the sale of the former Idaho Transportation Department Headquarters property.

Council discussed the value, condition, and zoning of the property and the current market.

## **ADJOURNMENT**

The January 3, 2023 PBFAC Meeting adjourned at 3:02 PM.

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Mr. Dale Reynolds, Chair

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Ms. Nicole Hanson, Business Operations Specialist