

**Meeting Date:** November 14<sup>th</sup>, 2019

**Agenda Item No.** 5 B

**Agenda Item:** Idaho Fish & Wildlife Foundation Bonding  
for construction of Headquarters Office Building

**Approved by:** \_\_\_\_\_

**Prepared by:** Hilarie Engle

**Background:** Since July of 2019, the Idaho Fish & Wildlife Foundation (Foundation) and the Department have been actively engaged in designing a new 72,000+ sq. ft. headquarters office building to replace the existing facility on Walnut in Boise (the “Project”) . Once completed, the Project will be specifically tailored to the unique needs of the Department and will serve as the primary workstation for 170 full-time staff as well as seasonal staff (at present, the headquarters facility can only house about 70 of the 170 employees assigned to the headquarters location).

The Foundation and the Department have worked closely together to design the new building and to seek financing for the Project, which is expected to be open to the public by Spring 2022. Other partners in the Project include the Department of Administration and relevant authorities over State of Idaho administrative sites. With their assistance, the Department and the Foundation have entered into a ground lease and an annual appropriation lease relative to the Project.

To finance the Project, the Foundation will be issuing bonds in the aggregate amount not to exceed \$21,000,000 (the “Bonds”). The annual lease payments under the appropriation lease are up to \$1,200,000 per year and will be used to pay debt service on the Bonds.

The Foundation has engaged Glancey Rockwell & Associates to design the Project. Glancey Rockwell is familiar with our needs having served as the architect for a number of IDFG regional offices, including the recently opened Region 3 Office Building. Construction is anticipated to commence late summer 2020 with a completion date of December 2021, and staff move in early Spring 2022.

IRS rules allow the Foundation to issue tax-exempt Bonds on behalf of the Department. However, in order to comply with these IRS rules, the Commission, in its management and oversight role for the Department, must first approve the purposes and activities of the Foundation and the issuance of the Bonds. The Commission must additionally agree to accept full legal and unencumbered title to the Project upon retirement of the Bonds. For these reasons, the Commission is being provided the principal financing documents and, by adoption of the provided resolution, approving said documents, the issuance of the Bonds, and agreeing to accept title upon retirement of the same. Notwithstanding said approval, the Bonds, once issued, remain the obligation of the Foundation as set forth in the financing documents.

**Statutory Authority and/or Policy issues:**

**Public Involvement Process:** None

**Staff Recommendation:**

**Suggested Motion:** The Foundation requests that the Idaho Fish & Game Commission adopt and approve the provided resolution relative to the financing of the new Idaho Department of Fish & Game Headquarters office building, including the following items as more specifically set out in said resolution:

1. Approval of the purposes and activities of the Foundation in financing the Project and the issuance of the Foundation's Bonds for said purpose.
2. Agreement to accept title to the Project upon retirement of the Bonds.
3. Ratification of the Ground Lease and Appropriation Lease previously entered into by and between the Foundation and the Department.
4. Approval of the substantially final forms of the:
  - a. Trust Indenture
  - b. Tax Certificate
  - c. Preliminary Official Statement (POS)
  - d. Continuing Disclosure Agreement
5. Authorization of such further acts as are necessary to carry out the intent of the Resolution and the transactions contemplated therein.