



Doug Ducey
Governor

ARIZONA STATE PARKS & TRAILS

Bob Broscheid
Executive Director



January 31, 2020 Draft Minutes

of
OFF-HIGHWAY VEHICLE ADVISORY GROUP
of
ARIZONA STATE PARKS AND TRAILS

A. CALL TO ORDER

Meeting Called to order at 10:10 a.m.

B. PLEDGE OF ALLEGIANCE

C. GROUP MEMBERS ROLL CALL

Members Present: *David Quine, Ben Alteneder (phone), Geoff Chain, Jason Cobb (phone), Todd Davis (phone), Holly Irwin, Chuck Wood*

Staff Present: *Matt Eberhart, Nancy Jasculca, Mickey Rogers*

D. DISCUSSION ITEMS

1. New Member Introduction.

Matt Eberhart introduced Holly Irwin and Geoff Chain to the rest of the Group they each provided a brief history of their OHV experience and personal background.

2. Trails Plan 2020 update – DRAFT 2020 Trails Plan Motorized Priorities.

Katherine Schinzel, Research Project Manager gave an update on the 2020 Trails Plan process to day including some of the preliminary findings regarding Trail Priorities based on land manager's surveys, random sample surveys, and public user surveys. Matt Eberhart also provided an update on the last five years of spending based on the 2015 Trails Plan Priorities.

3. Trails Plan 2020 Visitor Flow Matrix/Travel Cost Estimate Study Update.

Dari Duval with the University of Arizona gave members a background on how cost estimate studies are different than economic impact. She also highlighted how consumer surplus helps to identify the value that trails have for motorized and non-motorized recreation in Arizona. OHVAG members requested that U of A look into the breakdown of the popular OHV areas identified in the Random Sample Survey.

4. Engaging the OHV Community.

Matt Eberhart discussed with members the ideas behind how we can better engage the OHV community. Members would like to continue to see an increased presence on social media and outreach events. At a future meeting members would like to make a recommendation of which dealerships we partner with to distribute information and what materials are included in this type of marketing effort.

5. Grant Updates.

Mickey Rogers provided an update on the Town of Eager project that was provided money to update and create a trail in partnership with the State Land Department. Eager unfortunately had to withdraw the project after 18 months of attempting to work with the Land Department.

6. Proposed Bouse Staging Area Update.

Matt Eberhart provided an update to members and Director Broscheid on the proposed Bouse Staging Area. Please see Attachment A for detailed discussion on the potential purchase of the property.

7. Tonto National Forest, Cave Creek Ranger District Grant Update.

Eric Norman, Natural Resource Specialist for the Tonto National Forest provided a detailed update on the Desert Vista and St. Claire OHV Rehabilitation and Improvement Project in the Cave Creek area with several photos and information on the next steps in continuing to improve the area.

8. Arizona Game and Fish Department Law Enforcement Update

Micah White, Off-Highway Vehicle Program Coordinator for the Arizona Game and Fish Department provided an update on the departments current process for managing the non-resident OHV decal. He also highlighted sales data, a re-write of the OHV Laws, and Places to Ride Brochure, and shared information on citation trends that officers are seeing in the field.

9. OHV Decal Sales.

Matt Eberhart highlighted the trend of increasing OHV decal sales over the past 10 years and how this information will help State Parks in marketing decal to new users.

E. ACTION ITEMS

1. Consideration of action to approve Minutes of December 20, 2019 OHVAG Meeting.

Todd Davis moved to approve the minutes from the December 20, 2019 OHVAG meeting. Charles Wood seconded the motion. David Quine approved, Ben Alteneder approved, Geoff Chain approved, Jason Cobb approved, Todd Davis approved, Holly Irwin approved, Chuck Wood approved.

F. ITEMS FOR FUTURE MEETING AGENDAS

Todd Davis would like to look into solutions for Ambassadors and other grant recipient's insurance coverage options. Members will send the State OHV Coordinator updates or ideas over the next couple of weeks.

G. CURRENT EVENTS

Chuck Wood discussed the upcoming "Show Me Rides" that his group will be managing in Superior and Big Lake. Holly Irwin provided updates on the Hippie Hole staging area improvements. Geoff Chain updated the group on his work with the Prescott Trail Riders and the Coconino Trail Riders. Todd Davis provided updates on the success of the Red Springs "Show Me Ride" and that they look forward to hosting more rides down south. Jason Cobb highlighted his recent feature in UTV Sport Magazine and his continued research into high speed testing area opportunities. David Quine expressed his excitement over our upcoming rides and shared about the success thus far. Ben Alteneder had no updates.

H. CALL TO THE PUBLIC

There were no public requests to speak

I. TENTATIVE FUTURE MEETING DATES

Friday, March 27, 2020

J. ADJOURNMENT

Meeting adjourned at 12:48 p.m.

ATTACHMENT A.
Discussion Item D6: Proposed Bouse Staging Area Update

MR. EBERHART: Since we last discussed the proposed Bouse Staging Area we wanted to come back to you with some materials and more information. To talk about what we've found out and what conversations are taking place with our Director and with our Board. (introduced Bob)

The first part of information sharing is the Master Due Diligence List. (everyone provided a copy either in person or on the phone). The document highlights everything we've worked towards or completed related to the staging area specifically. It includes requests from the Board, Director, and OHVAG members. We started this project back in late 2017 and have been doing a ton of work to make sure we have the most information going into the potential purchase of the property. We've done water inspections, cultural, surveys of the property, identified the legal boundaries, and this is a high-level look at these items.

CHAIRMAN QUINE: You guys have been busy!

MR. EBERHART: (Shows map of the proposed staging area in relation to the highways, AZ Peace Trail, elementary school, CAP, and nearby towns.) The main thing we wanted to bring forward to you (OHVAG members) is a discussion/to present to you the findings of the master plan. We worked with J2 engineering to create a draft master plan. The staging area has 40+ campsites with electrical, 2 restroom shower buildings, a secure staging area, trailer cleanout station, water fill station. The project originated as just a secure staging area for people to be able to offload their OHVs and go ride, knowing that their tow vehicle was safe in a secure parking lot and has grown since then to what it is today and this is a snapshot look at the proposed plan. Again, this is going to be a phased project done over time and we do have some preliminary numbers to share with you as well.



Bouse Staging Area - Plan View Rendering September 2019 ARIZONA STATE PARKS & TRAILS



Bouse Staging Area - Perspective Renderings September 2019 ARIZONA STATE PARKS & TRAILS

The whole property has a 14,000 square ft. building, water, electric, a well and the infrastructure needed to maintain a park. These are a snapshot look at the proposed project. Nothing is set in stone. Possible cabins down the road along with tent camping sites.

CHAIRMAN QUINE: It looks great!

MR. EBERHART: With the extensive number of trails in the area what we are seeing is that a lot of folks are riding with their camping equipment loaded up and they'll ride for 5 or 6 days and they'll either be looking for hotels or a safe place to be able to camp for the night before the

next day's rides. This staging area would provide that for users. They'd be able to pull right up to their tent camp site or their cabin and have a grill, a fire, and a place to relax.

MEMBER WOOD: So, if you wanted to do the Peace Trail you could pull your truck and trailer there and offload your side by side and go ride for 5 or 6 days and return back to the staging area?

MR. EBERHART: Correct. That was essentially the initial plan and it's obviously grown since then.

CHAIRMAN QUINE: There's a real need. We have a lot of people coming from out of state from all over the country to do the Peace Trail you guys. Their coming across country and their pulling their RVs and their stuff and they need a place to secure things for a week while they go out and ride so this is perfect.

MEMBER IRWIN: From the county's perspective and the way our current parks are designed we are looking at amending some of our parks to accommodate the OHV community. The OHV community wants a place to be able to leave their vehicles that has a camp host or some type of security to it while they ride. We've tailored our way of thinking to be similar to this project.

CHAIRMAN QUINE: I talked to a group that is on their way here now from Georgia to do the Peace Trail. A group of 5 or 6 rigs. Their comment was that they were having a hard time finding a place to stay in Quartzsite which is because it's in its peak season there's nothing open. What they decided to do was just take their chances and are going to find something once they get here.

MR. EBERHART: With growth and expansion of the plan the price tag grows as well. The slide is difficult to see but essentially over the lifetime of the project we'd be looking at 15-20 million. For Phase-1 we're looking at about 8 and change. So, we wanted to approach you and have an honest conversation about this and that we know this started as a proposed staging area and has now grown to a possible park. We do have some numbers to share with you. Again, the first phase that we've worked on with J2 would be a little over 8 million.

CHAIRMAN QUINE: What would that include?

MR. ROGERS: Campsites, secure staging area, two restroom shower buildings.

MR. EBERHART: Most likely the day use area will be a later phase separate RTP project. The building we would work with a concessionaire to have them help us in supplementing the building restoration costs. There is a huge opportunity to make this variable and make it exactly what the OHV community wants and what we're comfortable spending.

CHAIRMAN QUINE: I think it's fantastic. I mean me personally I don't think that's that big of a number for what it is.

MR. EBERHART: Highlights below table that covers what we've spent to day on due diligence tasks.

Expenses to Date		
Provider	Task	Cost
First Appraisal Services	69 Acre Appraisal	\$ 3,500.00
First Appraisal Services	51 Acre Appraisal	\$ 3,900.00
Harding & Associates	18 Acre Appraisal	\$ 2,950.00
Legend Technical Services	Well Water Quality Test	\$ 552.00
Team Converse LLC	Well Water Pump Test	\$ 2,825.00
Engineering & Environmental Consultants Inc.	Leach Field Testing	\$ 4,625.00
J2 Design and Civil Engineering	Master Plan Design	\$ 43,916.23
Wood Environmental	18 Acre Cultural	\$ 11,450.96
AZTEC Engineering	Asbestos Evaluation	\$ 3,652.82
Consultant Registered Surveying Inc.	ALTA Survey	\$ 4,410.00
Consultant Registered Surveying Inc.	Topo Survey	\$ 11,440.00
Pioneer Title	Title Report	\$ 600.00
ASPT Resources and Public Programs (employee time)	Cultural & Water	\$ 2,494.15
ASPT Development Team (employee time)	Draft Master Plan	\$ 1,978.40
ASPT Archeologist	51 Acre Cultural	\$ 1,021.75
Grants and Trails Team (employee time)	Due Diligence	\$ 12,899.50
J2 Design and Civil Engineering	Additional 18 Acre Cultural	\$ 3,777.00
Total		\$ 115,992.81

MR. EBERHART: We've also ran preliminary numbers on projected revenue based on day use, campsites, secure staging, and other park amenities. This is in comparison with parks that offer similar opportunities. Based on the below table and I know in the past it was questioned if that money could then either go to the OHV fund or back to the park itself to continue to be self-sustaining. It would take a legislative change for that to happen but essentially these funds go back into our total park's revenue fund. (BELOW TABLE SHARED WITH MEMBERS)

Estimated Annual Revenue					
Description	# of Units	# of Day	Fee	Occupancy Rate	Revenue
RV Camping Sites	43	365	\$30.00	40%	\$188,340.00
Tent Camp Sites	10	365	\$75.00	25%	\$68,437.50
Secure Staging Spots	196	365	\$10.00	25%	\$178,850.00
Day Use	40,000	365	\$5.00		\$200,000.00
Special Events Permits	2	365	\$3,000.00		\$6,000.00
Community Event Rental	TBD				
Concession Contract	TBD				
Total Estimated Annual Revenue					\$641,627.50

CHAIRMAN QUINE: Does the \$641,000 cover the operating cost of the park like host, staff, water, operating, etc.?

MR. EBERHART: Yes, based on the preliminary numbers we've ran the park would be able to support itself financially with the legislative change that would allow the staging area to use its revenues to then cover the operational costs like staff, waste, water, utilities, etc. (table below shows estimated operations costs).

Estimated Staging Area Operating Expenses	
Description	Annual Operating Cost
Park Manager 2	\$ 75,020.57
Park Ranger SPCT (Seasonal)	\$ 32,485.65
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Automotive And Transportation Fuels	\$ 9,512.07
Automotive Lubricants And Supplies	\$ 976.30
Dues	\$ 361.50
Electricity	\$ 54,912.43
External Telecommunication Charges	\$ 4,193.22
Gas And Fuel Oil For Buildings	\$ 1,327.30
Housekeeping Supplies	\$ 3,132.98
Miscellaneous Rent	\$ 23,804.33
Office Supplies	\$ 1,644.33
Other Education And Training Costs	\$ 207.89
Other Operating Supplies	\$ 3,430.12
Other Repair And Maintenance	\$ 9,631.70
Postage And Delivery	\$ 238.82
Repair And Maintenance - Buildings	\$ 2,705.29
Repair And Maintenance - Other Equipment	\$ 2,382.41
Repair And Maintenance - Vehicles	\$ 4,082.89
Repair And Maintenance Supplies-Building	\$ 2,613.75
Rpr And Maint Supplies-Not Auto Or Build	\$ 12,614.20
Sanitation Waste Disposal	\$ 12,729.12
Uniforms	\$ 2,643.64
Miscellaneous Expenses	\$ 32,377.05
Total Estimated Expenses	\$ 325,513.21
Total based on average expenses from Alamo, Cattail Cove, and Lake Havasu for FY 2019	

MR. EBERHART: There is also the possibility of using a portion of our 12% operating budget to help manage this property once it's developed based on increasing revenues.

MEMBER WOOD: Are there other RV parks in the area that would be competing with this staging area?

MR. EBERHART: Yes, there are and we have done public meetings in the area to discuss the project and the community including the RV parks are in support because this wouldn't impact

their long-term visitation as it would be held to current park policies that only allow stays of 2 weeks or less. We do also have letters of support from stakeholders in the area.

MEMBER WOOD: So, the \$30 is comparable to the other parks in the area.

CHAIRMAN QUINE: It's interested most of the RV parks there are long term. So, this is truly for people that are coming to ride. A lot of the folks that are staying in the other parks are coming long term for the winter and staying for several months.

MEMBER IRWIN: And right now, every one of them is full.

MEMBER CHAIN: How much of this is actually coming from the OHV Fund?

MR. EBERHART: This table highlights the breakdown of where money would be coming from for this project. Taking 1.5 Million each year from OHV grants shouldn't negatively affect the ability to distribute grants. Especially considering Non-Resident OHV Decal revenue will continue to rise. There's currently a legislative obligation to the Great Western Trail which could be shifted towards this project as well. We also have two active projects that have already been awarded for this project. Back in 2015 the Board awarded a 2.5-million-dollar project for the development of an unspecified OHV park project. And lastly, closing out about 600,000 in RTP grants. All of these combined would give us an operating budget of about 9.4 million. Again,

Revenue Timeline			
Source	Frequency	Revenue	Total Revenue
Motorized Rec Trails Program Funding Obligation	2 Years	\$ 564,126.80	\$1,128,253.60
Off-Highway Vehicle Revenue	2 Years	\$ 1,500,000.00	\$3,000,000.00
Legislative Obligation (Great Western Trail)	2 Years	\$ 692,000.00	\$1,384,000.00
Bouse Staging Area OHV Grant (FY 2018)	1 Grant	\$ 750,000.00	\$750,000.00
Bouse Staging Area RTP Grant (FY 2019)	1 Grant	\$ 188,796.00	\$188,796.00
OHV Park Development Grant (FY 2015)	1 Time	\$ 2,449,423.18	\$2,449,423.18
Motorized Rec Trails Grant Closeouts	1 Time	\$ 580,720.62	\$580,720.62
Total Revenue			\$9,481,193.40
Construction Expenses			(\$8,635,427.52)
Revenue Balance			\$845,765.88

some of these would take legislative action. Others would take board action. But we wanted to show you that it is possible and that we can make it work it is just going to take time and a lot of effort to make it happen. With that, I'll turn it over to Bob.

DIRECTOR BROSCHEID: We're committing OHV funds to this project for a number of years there may be money left over for grants and there may not be. Other OHV grant recipients whether it be federal, or state or others... their granting will be cut. There may be money and there may not be and I know the 800,000 balance might be there and it might not. Our estimated costs Matt has done a good job of highlighting them but I will tell you we will exceed them. We always do its just construction. I'll tell you, this isn't sitting well with a lot of the OHV community that we are going to be granting these monies to ourselves. The board and myself have the same concerns. How do folks feel out there that we're going buy this property and

we're going to hog some OHV money for ourselves until this is wrapped up? As the board contemplates the consummation of this deal is "what do you guys think?" It's a great project our folks have done a great job on this in getting everything the Board has asked for. But now it's time to fish or cut bait. The board has hesitations and at the last meeting they asked to certainly the counties, OHVAG, the OHV community, and certainly legislatures that this is going to be a long-term commitment and there may not be money left over depending on the fund sources. I just wanted to make sure that we know that when the board says we are going to buy this project that this is going to be a huge commitment and legislative appropriations and we need to make sure we do it right. If we scale back is this actually going to meet the intent of the project. We could fix the revenue generating side but the only way to change that without legislation is to use state park revenue funds and the funds just aren't there. I think the board members do feel that that would not be an appropriate use and that at the end of the day this should be OHV funded. There are also concerns with state land. The State Land Department has been very vocal about us creating one, the Peace Trail and the other is now creating a source for more impacts or for more concerns (with the Bouse project). Lisa Atkins has been very vocal at the Board meetings in talking about her concerns with that. The other is long term operational costs. We are going to have to commit staff to this if we're going to run it right. We'll have to commit funding to that and I've heard there is a lot of concern at the legislature that we're taking on more projects and properties than we can manage currently. So, there's that. There's a backlog of things we've been trying to get through to utilize our current expenditures. This is what the Board is wrestling with. They like the project. Staff has done an awesome job on researching this. I've been on several acquisitions in the past and I've never seen such a level of due diligence but I think you as a committee... this is a shift in funding and priorities. And keep in mind that not everyone is going to be happy. I just think that there are some concerns that we've just been trying to iron out over the last few months. Again, it's not anything staff has done. But I want to make sure we are checking trap lines and are there aren't other things we're missing. I just wanted to come in and have a discussion with you about this. I love that the County is here. Member Irwin, we all want this and this is a great project but what exactly are we getting when we say yes. I just want to make sure we go into this with eyes wide open.

CHAIRMAN QUINE: So, what do you need from us? Is this just an open discussion? Because I think the way I feel about it is that I have two or three kind of thoughts/ideas around the project

First, I think we have more money than we're able to use currently. And the pace in which federal agencies are spending has slowed significantly and dwindled to a trickle. I have this tremendous fear that we're going to be giving back funds.

DIRECTOR BROSCHEID: I agree. We want the funds out there.

CHAIRMAN QUINE: The other thing is the State Land Department. I got news for Lisa that impact is coming whether she wants it or not. This park isn't going to stop or more negatively impact the use that's already there. There are more and more people coming here from out across the country and State Land is going to be impacted whether that park is there or not. That reality just needs to get there. I don't think there's anyone in the OHV industry that is going to say otherwise. I think that's just the reality of it.

Lastly, I think that these small communities on the western part of the state and some on the eastern part that rely heavily on the OHV dollar and I think we owe an obligation to these communities to keep them alive. If we have the money to make these things happen we should.

OHV recreation on the westside of the state is huge. If you don't believe me go to Quartzsite there's probably 500,000 people there right now and at any given stoplight you'd be surrounded by OHVs. A lot of them make enough money in 4 or 5 months to keep them going all year. I think the reality is from a national perspective this is a huge thing. And we could actually be a model for something. I think you've done such an awesome job with managing all of the other state parks I just think this totally fits into the wheel house. I'd love to hear what other have to say.

DIRECTOR BROSCHEID: (to Dave) All good thoughts.

MEMBER CHAIN: I do think it's an awesome project but seeing the numbers does alarm me. I don't know if it makes sense to allocate this much money to one project. I don't know the history. But I know you (bob) said that some project may suffer as a result of this... If there are other places trying to apply that might suffer because we're putting all of the money into one pot or one project. I think it's an awesome idea but it is concerning to me.

MR. EBERHART: Again, we get about 3 million right now based on our current revenue streams. Of that 12% goes towards operating costs and the rest goes towards grants. Like Dave said, at the federal level it's a trickle as to what they are applying for and how fast they are spending. As or right now we have no active grant applications.

CHAIRMAN QUINE: We've been seeing this come over the past 5 years. I know there are some great projects but we've been trying to get BLM to fix some basic things and it's like pulling teeth. We're trying to push this money out and we just can't. Either they can't accept it or they can't spend it in a timely manner. And eventually we lose it. So, based on the revenue breakdown above I think there are still things I think we need to do surrounding marketing and maps and things like that but based on the previous slides for the 2020 Trails Plan... what were the highest priorities? Connecting communities, connecting trails, connecting staging areas that's what people are wanting. We're never going to be able to make everyone happy.

MEMBER CHAIN: Is the main purpose for this staging area project to support the peace trail?

MR. EBERHART: I can provide everyone with maps but currently there are thousands of miles of trails near the Bouse area. Statewide we have over 40,000 miles of motorized trail. Just in the Bouse area there are thousands of miles. I don't have my map with me but we have presented that information to the Board and there are plenty of trails to ride. Even if the peace trail went away and completely ceased to exist. There would still be people riding there because there are already trails there. The Peace Trail if anything, is attempting to help the OHV community by saying hey... ride here. Stay on trails. Here is the trail here is where you should be riding. And I think this staging area has the potential to serve as an education station and a place to better educate the OHV community on where to ride and how to recreate responsibly.

DIRECTOR BROSCHEID: One thing we're dealing with, with the legislature is with the State Lake Improvement Fund (SLIF). There's a real concern with using grant funds internally by the agencies. It's not going over well. We've had to use it for salaries and things like that.

CHAIRMAN QUINE: Is there an alternative to that?

DIRECTOR BROSCHEID: One the optics of “no we aren’t awarding you projects because we’re awarding ourselves”. Yeah, if a third party came onboard now it’s clean now it’s something you can start obligating money to. I’ll just be honest. We bring baggage to the situation and not in a good way. We’re not getting projects done and this is nothing on the OHV guys. This is our agency. My job now is to get everything spent. We don’t want to get half way through the project and then have someone start raising a stink about us awarding ourselves grant money and keeping it from others. It doesn’t look good. But it is a great project.

MEMBER IRWIN: How much have we seen the OHV Decal revenue go up over the years? Do you have a percentage do you see an increase? If the revenues are increase and now the new revenue stream of the Non-Resident Decal. What does it look like?

MR. EBERHART: It’s been a steady growth and last year we sold over 130,000 OHV decals. This doesn’t even take into account our non-resident OHV money or the fuel tax.

MEMBER IRWIN: We’ve seen our sales tax go up over time and the County. With the proposed development of the Peace Trail. The desire for people to come and ride it is growing and at our last meeting there was conversation about people coming from out of the country to ride it. I only see that desire as growing. State Land Department needs to get over it because it’s not going away. I got news for you going away. We’ve had huge interest from other counties and other businesses that are really supportive of the OHV community.

CHAIRMAN QUINE: I can tell you guys just a fun fact too. The Peace Trail has sold over 1,000 of the peace trail books in like 3 months. And they’re shipping all over the world.

DIRECTOR BROSCHEID: I agree with you as the economy continues to grow and Arizona being the OHV hot spot that it is we’re in the spotlight and we’re very OHV friendly the state I came from was not very OHV friendly. I think the part the Board is struggling with is we defiantly support the OHV community but is this the best use of the funds. So, our folks have had us making sure we are checking with folks and trying to make sure we’re not cutting our legs out from underneath us. Then we’re two years into the project and someone says we have issues with this and want the money back.

CHAIRMAN QUINE: Well I really appreciate you (Bob) coming and telling us this. I think we’re all probably a little bit biased. But I get it. I think the numbers are a little scary. But sometimes you need to take a risk. I think revenues are increasing and I don’t see them declining anytime soon. So, I do think if we do have to suffer for a year or two I personally think it is worth it. The alternative is that it goes to the general fund or it gets swept. I think we’d much rather see it go to an OHV project.

MEMBER COBB: A couple of things on this... playing devil’s advocate having the government compete against the RV parks in any of these small communities you can see the writing on the wall that they’re going to cause an uprising and unfortunately or fortunately, the people that are there this time of year are not opposed to getting involved politically for their own gains. They can be very vocal and very organized at times. This may send a little bit of a bad message by competing with those entities that are trying to make a living there. I believe in this project and I’m not opposed to the government being able to offset expenses by making money. As long as everything is done above board and investing in situations like this. Chairman

Quine, you nailed it on the head. These rural communities are extremely reliant on this recreation. Are there funds for business development and why would this not fall under that heading? The diner, the general store, the Ocotillo lodge, all of these places are going to benefit from this staging area. All of these businesses should be singing our praises for trying to bring this to their community. I think the overall message should be that we aren't attempting to compete with local business but that we're bringing folks to the community for the short term. We're not competing with the long term ultimately turns over to Bouse itself. What we're doing is introducing them to the community and to the area that wouldn't otherwise be there. We really have to handle it and what our intentions are. I'd be surprised if businesses in these other small towns don't stand up and applaud this work. My other concern is, is this the highest concentration of OHV users that we can reach in this location. You know, if I had 9 million burning a hole in my pocket would it be better used in an adjacent location on the peace trail in Kingman, or Yuma, or Quartzsite. Is it the best use of funds for the area?

MR. EBERHART: Member Cobb, I think a large part in selecting this property was that there was infrastructure there. It has water, it has electrical, it has a facility that can be converted to whatever we need. It is being sold by a private owner. Who's to say we wouldn't take this exact floor plan and put it in quartzite and the prize doubles and now we're looking at double the price to have to bring in the infrastructure. There are just a lot of pieces that affected selecting this site.

CHAIRMAN QUINE: Member Cobb brings up a valid point and I'd agree... Is Bouse the right spot? Would Yuma, or Lake Havasu, or Kingman or something like that serve us better? But Bouse is also central to the Peace Trail.

MEMBER ALTENEDER: I don't have any issue with the capital cost but maybe Director Broscheid can explain a little bit about the ongoing maintenance or FTEs. I know we most likely wouldn't want to set the precedent that we're using grant dollars to pay for those types of things.

DIRECTOR BROSCHEID: Good question. It would be OHV. It would be an ongoing grant. Because our folks have eaten up the allocated 12% admin costs. One of the other issues is with the Board and myself. This is literally breaking new ground as far as what parks are. Bouse may or may not be the right idea. But I think in the future you'll see places like Yuma, and Kingman, and others come forward and say we need one here too. So, the foot in the door thing. What the Board really wanted to get from you as the guidance of these grants. What type of precedent does this set... good or bad and how many of these "parks" do we now have on the landscape. You're right. The demand is there but how are we going to say no to someone down the road if there isn't enough money or interest. I appreciate all of the feedback. I think this is good. I think the board will make a decision next month on whether to move forward or not, and they may come back with more information. My problem is that we've been stringing the land owner along for a very long time, you guys a long for a very long time. It's time to fish or cut bait.

CHAIRMAN QUINE: Is it helpful for us to come to the next board meeting and present or answer questions?

DIRECTOR BROSCHEID: It won't hurt. They really admire you guys.

MEMBER DAVIS: Sir, you talk about the shift in the OHV community I can tell you from the OHV community side that there has always been frustration with the State Land Department and the limbo that exists within recreating on state trust land. For me and our part of the state with

smaller pockets of Forest and BLM land, people are looking for more state/county parks to recreate on camping or places to camp and recreate off-highway. So, when you talk about the future of OHV and state parks I know that that's a topic that's out there among the OHV community. And this need to be addressed outside of Bouse. I support this project and would support future projects like this.

CHAIRMAN QUINE: I agree completely. If there is anything else or something like an action item that we can bring to this committee that would help the board we'd be happy to do that. I'd also love to speak at the next board meeting on behalf of the OHV community. I think a couple of us can come and help out with this at the next meeting if it would help.

DIRECTOR BROSCHEID: They do appreciate that. It's a little lonely feeling sitting there and you have to make a decision. It's always good to see the support that OHVAG has and I'm sure if the Board goes forward with it they are going to need your support. I'll compile this and keep talking to a few more folks. If people ask me I want to be able to them that OHVAG supports this and they see it as a viable project and the future commitment of grant dollars is worth it.

CHAIRMAN QUINE: Are we able to take this back to the OHV community gatherings and say look this is on the table and what do you think.

DIRECTOR BROSCHEID: Yes, but with the notion that there will be a cut in grant spending elsewhere. Just so they are aware. I want them to buy off on the plan, the commitment, all of that. They need to know how big the commitment is.

CHAIRMAN QUINE: Over the next month I could probably talk to about 1,000 OHV users and get some feedback before the next Board meeting.

DIRECTOR BROSCHEID: Again, thank you for letting me come in and talk with you. I just want to make sure everyone knows the extent of the commitment. But I'll let you get back to your meeting now.

CHAIRMAN QUINE: Thank you for coming in to talk with us.