

West Plains/Airport Area

Public Development Authority

October 13, 2017

8:00 AM – 9:00 AM

Minutes

Attendance

WP-AA PDA Members present: Theresa Sanders, Ben Stuckart, Gerry Gemmill, Larry Krauter

Staff present: Matt Breen, Todd Woodard, Boris Borisov

Guests: Todd Kierby, Doug Kelley

Meeting called to order 8:00 am

Discussion Items:

Welcome & Introductions– Board Members and Staff

Amazon HQ2 Discussion – Todd Woodard provided an overview of the Amazon HQ2 Proposal and the benefits this opportunity will bring including:

- 50,000 jobs
- Average salary of \$100,000
- 8 million sf of space
- Millions of dollars of investment from Amazon

Greater Spokane Incorporated (GSI) is coordinating the development of the response for our region. Spokane International Airport (SIA) has asked GSI to hold an “after action briefing” once the proposal is submitted to help establish lessons learned. Mr. Woodard provided an overview of the SIA proposal to be included with the GSI package. This proposal includes 280 acres of land, the site is 10 minutes from Downtown Spokane and just a minute from the terminal building; Utilities are on site for Phase I.

The proposal includes bus rapid transit and SIA is also working on a TIGER grant to improve transportation infrastructure around this area. Larry Krauter discussed maximizing the footprint of the proposed campus site by moving Airport Drive Inbound adjacent to Airport Drive Outbound and moving Future 21st Ave Extension north. The proposal would also include a 100,000 sf aircraft hangar, helipad/s, and a 24/7 secure road with immediate access to the airport.

The site currently has sewer, water, fiber optics; Century Link’s regional hub is within the Airport Business Park. These utilities can accommodate the needs of Amazon. Two independent transmission lines that feed into the Waste Energy Plan can be provided as an added security measure for utilities. Todd Kierby and Doug Kelley with Avista Utilities discussed the need for a substation to serve this development. The substation would require 3-5 acres of land.

The Board discussed the unique aspects of this proposal which include the tie into the airport, secure taxi lane, and aircraft hangar. Theresa Sander asked how these unique attributes can be made visible in the sea of applicants Amazon will receive. The group agreed that in addition to these benefits, Washington State Legislature can offer additional incentives to Amazon that other states cannot. Efforts to engage the Legislature are already underway.

Larry Krauter asked what role the PDA could play to support this proposal. The Board discussed several ideas including the option of the PDA building the hanger. The PDA as an entity could explore buying the land from SIA and providing it to Amazon. To finance this, the PDA could consider taking a loan that anticipates a revenue stream. The board also discussed the fact that even if Amazon does not choose Spokane, this type of proposal could attract another corporate entity that could utilize the benefits being offered.

The Board further brainstormed ways to strengthen the SIA site proposal as GSI will bundle five other sites into the final package. Several unique strengths were discussed including energy security by tying into the Waste Energy plant and the possibility of committing incremental revenue from utility tax (which is part of the PDA revenue sharing agreement) to this project. Access to talent is another piece of the Spokane story that needs to be highlighted (five Universities, WSU's Catalyst Project, Microsoft's coloration with EWU to provide a Bachelor of Science in Data Analytics, etc.). Spokane also has certainty and speed in the permitting process (30 days). Board members also discussed the need to utilize networking within the Spokane community to build relationships with Amazon.

Ben Stuckart asked how the PDA site will be packaged in the overall GSI proposal. Gerry Gemmill will contact GSI to get clarity on this point. Theresa Sanders recommended the PDA build a portfolio around this opportunity within the next 3-6 months to utilize in future recruitment efforts. Larry Krauter stated the Airport has used a marketing firm that could be utilized for this effort.

Action Items:

- Utility tax revenue sharing follow up – staff
- Reach out to GSI regarding how PDA site will be packaged in proposal – Gerry Gemmill
- Utilize network opportunities, WSU, Gonzaga – Todd Woodard

Meeting Adjourned 9:00 am