

# West Plains/Airport Area

## Public Development Authority

March 15, 2018

8:00 AM – 9:30 AM

### Minutes

#### Attendance

---

**WP-AA PDA Members present:** Theresa Sanders, Ben Stuckart, Gerry Gemmill, Larry Krauter (via phone), Al French, Bill Butler,

**WP-AA PDA Members absent:** Steve Salvatori

**Staff/Guests present:** Boris Borisov, Taudd Hume, Todd Woodard, Rick Romero, Gavin Cooley, Peter Zimm, Cliff Collier

---

Meeting called to order 8:00 am

---

**Welcome & Introductions**– Board Members, staff, and guests

**Approval of Invoices** – Theresa Sanders made a motion to approve invoice(s) for legal services provided by Taudd Hume. Gerry Gemmill seconded. ***Motion passed 6-0, Steve Salvatori absent***

**Review of Minutes** – Theresa Sanders made a motion to approve the minutes as presented. Gerry Gemmill seconded. ***Motion passed 6-0, Steve Salvatori absent***

**City Strategic Investment** - Rick Romero and Gavin Cooley with the City of Spokane reported on the funds Spokane City Council allocated for strategic investment for the PDAs. The purpose of this investment is to fund catalytic projects that can be delivered in 2018 or 2019. There are two projects for the WP-AA PDA: (1) \$1.5 million for a roundabout at Deer Park Heights Rd and Highway 2 and, (2) \$150,000 for a Stormwater Study.

Gavin reported that that a retail development opportunity exists at Deer Heights and Highway 2 which would require the roundabout. The projected retail tax revenue from this opportunity is projected to be \$25million, about \$275-300K of which would go to the City. It would take about 5-7 years to pay of the initial investment after which 75% of future revenue would go to the PDA (per the PDA revenue sharing agreement). This would be about a \$200,000 revenue stream for the PDA.

Bill Butler made a motion to support the City’s strategic investment for the two stated projects. Discussion: Board members asked if the PDA would have to be a lead on the roundabout project. The answer is no – this vote is to support the strategic investments as the WP-AA PDA Board. ***Motion passed 6-0, Steve Salvatori absent***

**Capital Projects Map Discussion** – Theresa Sanders presented a draft Capital Projects Map showing priority projects within the PDA by opportunity areas including eco/energy, industrial, and commercial. Board members provided input and edits for staff to make including adding projects and expanding industrial opportunity areas.

**Boeing New Midsize Aircraft (NMA) Update** – Todd Woodard introduced Cliff Collier and Peter Zimm from ICF International who will be working with the Airport to identify Spokane’s assets, opportunities, and industry contacts for the NMA project. The purpose is to develop a compelling proposal for Boeing to fabricate NMA products in Spokane.

The NMA is a 220-250 seat airplane with a twin aisle design. Spokane’s advantage is the local supply chain which already produces aircraft parts and engineering programs within higher education institutes. Spokane also has a 270 acre shovel ready site. Cliff Collier talked about the need for Spokane’s proposal to be a solution for Boeing’s challenges. For example, having a local supply chain can reduce the need to ship multiple parts from around the globe.

The second part in this process is to have a multi-faceted marketing approach and leveraging channels already in place to influence the influencers. ICF can leverage the supply chain, industry network and toolkits to define and promote an attractive proposal. Peter Zimm provided an overview and timeline of ICF’s approach which includes stakeholder mapping and proposal implementation.

**Executive Session**

---

---

**Meeting Adjourned 9:30 am**